

SPENCE WILLARD



Lavender House, Swains Lane, Bembridge, Isle of Wight

Lavender House

SWAINS LANE, BEMBRIDGE, ISLE OF WIGHT

A spectacular and substantial family home on the prestigious and sought after Swains Lane in Bembridge

ACCOMMODATION: Spacious Hallway | Four Substantial Reception Rooms | Open Plan Kitchen Dining Room
Orangery | Master Bedroom Suite with Dressing Room & Ensuite | Guest Bedroom Suite With Ensuite
Five Further Bedrooms | Three Bathrooms | Large Basement | Wine Cellar

POOL COMPLEX & GROUNDS: Extensive Parking & Detached Garage | Landscaped Grounds
Dining Terraces | Formal Gardens | Pool Complex | Changing Facilities | Showers | Gymnasium
Outdoor Kitchen | Garage Store

THE ISLAND

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old.

TRAVEL

There are many ways of crossing The Solent to the Island. If travelling by car there is a choice of three routes all with frequent services: including, Portsmouth to Fishbourne (45 minutes). If travelling on foot there is a fast and frequent catamaran service from Portsmouth to Ryde (15 minutes) and a similar service from Southampton to Cowes (23 minutes), both connecting with regular mainline train services to London Waterloo. There is also a hovercraft from Southsea to Ryde, taking 10 minutes. To the west of Bembridge village is a small private aerodrome. Southampton Airport is also within easy reach, on the mainland.

The Island is an international sailing mecca with many events throughout the season. The most famous is Cowes Week. In addition there are many premier yacht and sailing clubs including nearby Bembridge Sailing Club and Brading Haven Yacht Club.

VIEWING:

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BEMBRIDGE

The Village has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). Located close to the eastern most point of The Island, Bembridge Harbour has extensive mooring facilities and two sailing clubs and there are wonderful coastal walks and sandy beaches accessible directly from the property. There are shallow beaches, perfect for swimming, kite-surfing and beach-combing.

LAVENDER HOUSE

Extending to 7 bedrooms this luxurious property has a high specification finish and stunning gardens extending to a pool complex with gymnasium changing facilities and heated swimming pool. The house is idyllic with unique styling and immense curb appeal, traditionally constructed with low-maintenance weatherboard effect cladding, uPVC sash windows and a slate tile roof. The accommodation is capacious and arranged over three floors with grand reception rooms off an impressive reception hall, a stunning kitchen, dining room and orangery overlooking the gardens. The property benefits from underfloor heating on all floors and a recently installed boiler making the house and the pool house has been comprehensively refurbished to provide an excellent and enjoyable entertaining space with a versatile layout and superb south westerly aspect.



ACCOMMODATION

GROUND FLOOR

ENTRANCE With large panelled timber door and arched fanlight and lantern over.

ENTRANCE HALL This exceptionally wide and spacious entrance lobby has panelled walls to mid height and access to a W.C. / cloakroom beneath the stairs to one side.

DRAWING ROOM A substantial room with open fire, marble surround and slate hearth, deep skirting boards, coving and windows overlooking the front aspect.

STUDY/HOME OFFICE A good sized room overlooking the front aspect with oak floors and shelving inside on open fireplace.

DINING ROOM Bay window to the side and oak flooring, wall lighting and pendant candelabra light.

OPEN PLAN KITCHEN, DINING AND FAMILY ROOM This is a superb space with bespoke handmade 'Martin Moore' kitchen incorporating hinged wooden fronted shaker style storage units beneath a natural stone worktop, twin bowl ceramic sink, waste disposal, integrated Neff dishwasher and gas fired Aga with gas hob companion within an inglenook with extractor hood over. Central breakfast bar island and plenty of deep larder cupboards with space for American style fridge/freezer. Adjacent is a glazed orangery with lantern roof and patio doors to the garden.

UTILITY ROOM A further range of under-counter and wall-mounted storage units with blue fronts, stone worktop with undermounted sink and mixer tap over. There is also space and plumbing for a washing machine and tumble dryer and plenty of wall hanging space for coats.



FIRST FLOOR

Stairs with carpeted runner rise to a substantial galleried landing where there are **FOUR DOUBLE BEDROOMS** and **THREE BATHROOMS**, two of which are ensuite and a luxurious family bathroom with free standing roll top bath, shower and vanity unit wash basin and W.C. The **PRINCIPAL BEDROOM** enjoys a garden outlook, walk through **DRESSING AREA** and ensuite with travertine tiled floors, twin wash basins, free standing roll top bath and shower.

SECOND FLOOR

With large landing space and natural light provided by a roof lantern, the second floor provides a **FURTHER THREE BEDROOMS** of accommodation with two bathrooms, but could easily be arranged as an **ANNEXE** or **OFFICE/STORES**.

BASEMENT

An open space with tanked areas and walls. Housing plant including wall-mounted boiler and recently fitted with 'Tsunami' sump pump wired automatically to operate when required.

OUTSIDE

Lavender House is set back from the lane behind a five bar gate and hedge with **GRAVELLED DRIVEWAY** and parking for several cars. There is a detached garage to one side and access to a fabulous landscaped rear garden which extends over 100m from the house. At the foot of the garden is an impressive recently renovated **POOL COMPLEX** with **CHANGING FACILITIES, KITCHEN, PLANT ROOM, RECEPTION SPACE** and **GYMNASIUM**. The gardens offer an attractive space with rose walk, ornamental pond with running water feature as well as mature olive trees within a Mediterranean themed garden and a large paved **TERRACE** at the rear of the house overlooking the garden.



SERVICES Mains electricity, water and drainage. Central Heating provided by gas fired boiler located in the cellar with twin unvented cylinders for pressurised water and delivered via underfloor heating on all three floors. The pool is heated via an air source heat pump.

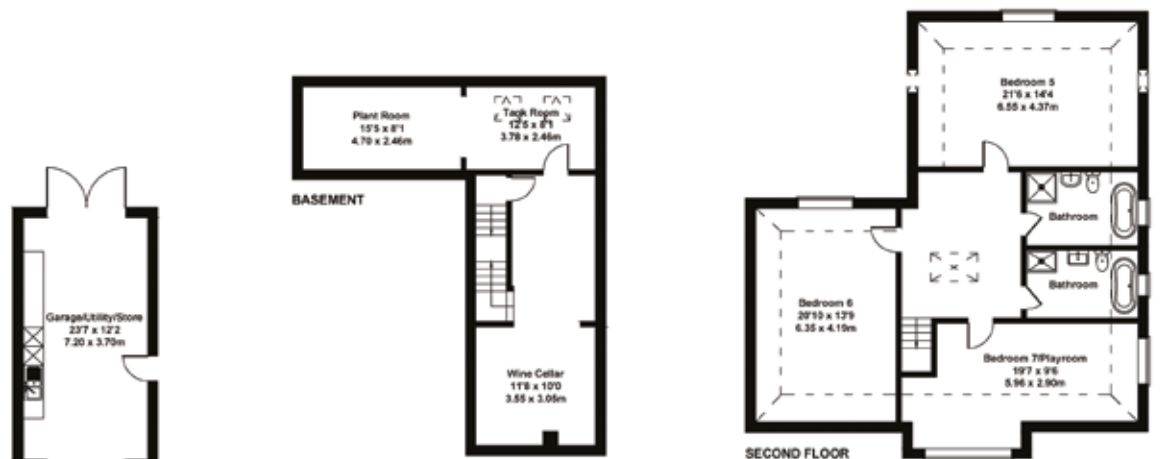
TENURE The property is offered Freehold.

EPC Rating C

COUNCIL TAX Band H

POSTCODE PO35 5ST

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



Lavender House

Approximate Gross Internal Area

House = 5156 sq ft - 479 sq m

Basement = 538 sq ft - 50 sq m

Pool Complex = 1076 sq ft - 100 sq m

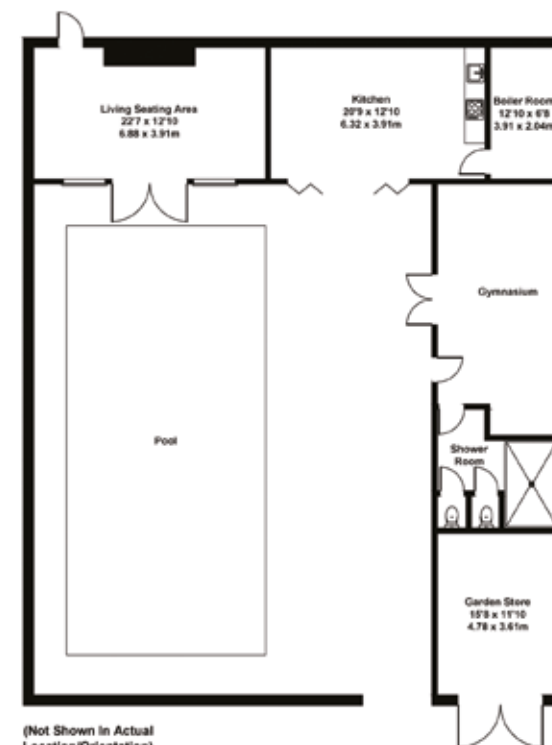
Garage/Utility/Store = 301 sq ft - 28 sq m

Total = 7071 sq ft - 657 sq m

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

GARAGE/UTILITY/STORE



(Not Shown in Actual Location/Orientation)
POOL COMPLEX



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