

SPENCE WILLARD



Skoons, Lane End Road, Bembridge, Isle of Wight, PO35 5UE

Deceptively spacious and well-located this family home enjoys a private garden and integrated garaging.

VIEWING

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Situated on Lane End Road which leads directly to the beach and is nestled behind a mature beach hedge, Skoons is a substantial family home offering generous living space and ample accommodation. The property comprises five bedrooms, a downstairs shower room, a double garage, and gardens that wrap around on all four sides. Additionally, there is off-road parking available on a newly laid gravelled driveway. The outdoor areas include private decks overlooking the gardens, ideal for outdoor dining and entertaining. The spacious kitchen/breakfast room serves as a fantastic family hub, complemented by a large sitting room and a separate dining room.

Skoons is well located along Lane End Road, providing easy access to the beach at Lane End (approx 500m) and within close proximity to the primary school and shops of Bembridge village centre. Skoons is ideally situated within easy reach of the leafy lanes of Bembridge providing walks all over the village.

Accommodation

Ground Floor

An entrance path leads to a covered porch with tiled flooring, a composite front door, and new uPVC windows on either side.

Hallway & Cloakroom

A particularly light and spacious reception area with wooden flooring and ample coat hanging space. The cloakroom is a particularly large cloakroom with a wash basin and plenty of wall space for coats, plus a separate W.C.

Dining Room / Family Room

Currently arranged as a home gym, this room overlooks the front and side gardens, offering versatility for various uses and with a deep walk in cupboard.

Sitting Room

A large, well-proportioned room featuring a fireplace with a mantelpiece and surround. Newly fitted patio doors and windows open onto the garden and deck. A bright space with plenty of space for dining table to one end.

Kitchen / Breakfast Room

A fantastic family space at the heart of the home with sliding doors leading to a generous pantry cupboard. It features under-counter and wall-mounted storage units with white splashbacks, a twin-bowl stainless steel sink with mixer tap, and space with plumbing for a range cooker with tiled splashbacks and extractor over. There is also space and plumbing for an American-style fridge freezer, a breakfast bar and dining area.

Boot Room / Utility & Shower Room

This versatile rear area includes space for storage, a utility room with a traditional stainless steel wash basin and space and plumbing for both a washing machine and tumble dryer, along with a wall-mounted Worcester boiler. A shower room. A door and window provide garden access. There is

Integrated Garage

A substantial double garage fitted with timber up-and-over doors, one of which is electric. Natural light via windows on the side elevation.

First Floor

Staircase fitted with a sisal style stair runner, leads to a large landing carpeted throughout. This level incorporates two large laundry cupboards, loft access hatch, and a family bathroom comprising a roll-top bath, pedestal wash basin, heated towel rail, and two separate W.C.'s.

Bedrooms 1 to 5

There are five bedrooms in total, two of which are particularly generous double rooms, all overlooking the gardens. The principal bedroom benefits from ample eaves storage, a large built-in wardrobe, and garden views.

Outside

The gardens offer low-maintenance spaces, predominantly laid to lawn and enclosed by mature beach hedging. Several distinct areas include new raised decking with balustrades adjacent to the sitting room, as well as another deck at the rear enjoying a sunny, southerly aspect with excellent privacy. A portion of the garden is walled, and also features raised vegetable planters, a variety of fruit trees including 2 apple, 1 pear, 1 cherry, 1 plum and 1 fig, plus a greenhouse tucked away to one side, and a bin storage area.

Parking

A recently laid gravelled driveway with paved edging provides off-road parking for up to three vehicles in front of the garage.

Services

Mains electricity, water, and drainage are connected. Heating is supplied by a gas-fired boiler located in the utility room and delivered via radiators.

Tenure:

The property is offered freehold.

Council Tax: Band

E

EPC Rating:

C

Postcode:

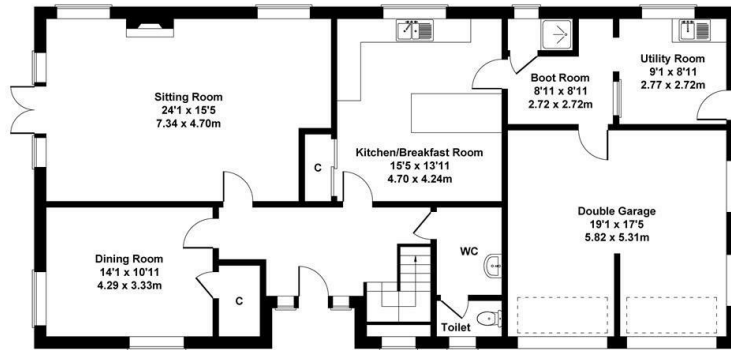
PO35 5UE

Viewings:

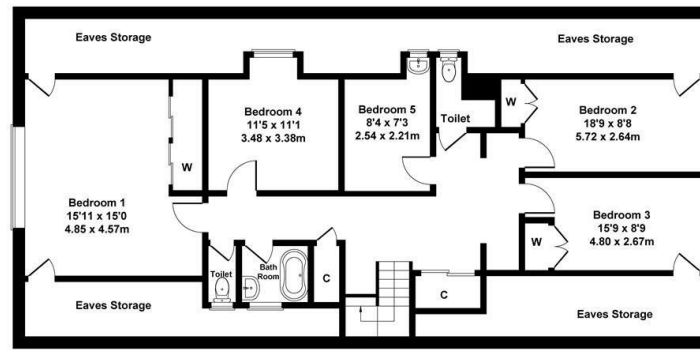
Strictly by prior appointment through the sole selling agent, Spence Willard.



Skoons
Approximate Gross Internal Area
2627 sq ft - 244 sq m



GROUND FLOOR



FIRST FLOOR

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.

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