

SPENCE WILLARD



Laurus, Swains Lane, Bembridge, Isle of Wight

Laurus

SWAINS LANE, BEMBRIDGE, ISLE OF WIGHT

An impressive and substantial family property on one of the most sought-after roads in Bembridge with well-appointed accommodation, swimming pool and extensive well-stocked gardens

GROUND FLOOR: Drawing Room | Study | Hall | Kitchen | Dining Room
Garden Room | Cloak Room | Boot Room & Laundry Room | Cellar

FIRST FLOOR: 5 Bedrooms | 3 Bathrooms | Separate Lavatory

ANNEXE: Open Plan Kitchen/Living Area | 2 Bedrooms | Bathroom

OUTSIDE: Private Enclosed Gardens of approx. 0.4 Acres | Heated Swimming Pool | Landscaped Gardens
Dining Terraces | Enclosed Hard Tennis Court | Vegetable Planters & Fruit Cage | Orchard Pergola
Summer House & Garden Shed | Greenhouse

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 un-spoilt 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 Water-loo. 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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Set back from Swains Lane behind a substantial laurel screen and within private mature gardens, Laurus is a beautifully presented and comfortable family home. Constructed in 1982, the property has since undergone comprehensive re-modeling and refurbishment in 2009/10 to incorporate generous, well-proportioned accommodation. It possesses a high specification including under-floor heating in the extensions, ultra-low maintenance windows and new roof to the main house. Additionally, bi-folding doors connect the hall, kitchen and all reception rooms with the terrace and gardens, providing unparalleled entertaining space.

In the main house, there are three double bedrooms - with one ensuite - and access to a shower-room and additional lavatory. Also, in a separate wing of the main house, lies the generous master suite including dressing room and large marble ensuite bathroom. All the principal rooms of the house look over the gardens, swimming pool and terrace.

THE ANNEXE

Constructed in 2016/17 to a high specification, offers separate self-contained accommodation: reception room with its own kitchenette; hallway with generous storage; inner hall; two further bedrooms; and bathroom/shower-room. Integrated is a W.C. accessible separately for swimmers, staff and visitors.

The grounds are lovingly maintained with copious planted borders incorporating plenty of colour and foliage in addition to lawns, an enclosed tennis court and formal kitchen gardens.

LOCATION

Laurus is close to the beach and coastal path, with direct access to superb country walks and along the coast of Bembridge to Priory Bay or Culver Down. The nearest beach is approximately ½ mile away. There are a good range of shops within Bembridge including a butcher, florist, bakery, delicatessen, fishmonger and farm shop, in addition to cafes and restaurants. Bembridge Harbour has extensive mooring facilities, whilst there are also numerous beaches. The Fast-Cat ferry service, provides high-speed passenger links to the mainland [Portsmouth] from Ryde, approximately 7 miles away.

ACCOMMODATION

GROUND FLOOR

ENTRANCE - PORTICO Set beneath an oak-pillared porch with tiled roof and flagstone step.

HALLWAY A large light space with floor to ceiling windows and travertine polished floor tiles and access to the private 'Owners Wing'. Under stair cupboard and separate W.C.





UTILITY ROOM Incorporating a range of built-in floor to ceiling storage and hanging space and hot/airing cupboard. In addition, work surfaces incorporate a large Butler sink with hot and cold-water taps, and space and plumbing for a dishwasher and American Style Fridge Freezer. Cupboard housing consumer unit and walk-in lockable store.

STUDY A light room overlooking the swimming pool/terrace, with built in storage cupboards and full-length windows and French doors.

KITCHEN A comprehensive suite of under-counter and wall-mounted shaker style storage units including twin pull-out larder cupboards and deep pan-drawers. The kitchen boasts natural Corian work-surfaces, countertop lighting, integrated five ring Neff gas hob, Miele dishwasher, a 1.5 bowl sink with mixer tap over, mid-level Blomberg oven and grill and an American style fridge freezer.

DINING ROOM A room of excellent proportions with wood flooring and radiator covers. This space has Hogarth picture lighting. Additionally, bi-folding doors opening to the garden terrace and is semi-open plan to the kitchen.

DRAWING ROOM With magnificent working Chesney limestone fireplace with antique fire-basket on a marble hearth. Bespoke

alcove shelving and cupboards housing 'pop up' television, built-in radiator covers and Hogarth picture lighting. Bi-folding doors lead directly onto the terrace and views across the pool to the garden.

GARDEN ROOM With electric under-floor heating and bi-folding doors onto the terrace and views to the garden.

STOREROOM / LARDER / WINE CELLAR In two parts, this space provides excellent storage, the first as an ideal drinks and preparation area and with an inner lockable walk-in store space currently providing climatic-controlled storage for up to 2,000+ bottles of wine but could equally provide an excellent larder space or secure store.

FIRST FLOOR

Stairs with carpeted runner rise to a galleried landing where there is a hatch accessing the loft. The guest wing comprises four beautiful bedrooms all enjoying south-facing views over the pool and terrace towards the gardens. There is built-in wardrobe storage in the two smaller bedrooms while a larger guest suite incorporates an ensuite bathroom with shower and bath, vanity unit wash basin, heated towel rail, linen store and W.C.

FAMILY BATHROOM The family bathroom has a shower, heated towel rail, vanity unit wash basin and W.C. with slate effect tiles to

mid-height, while there is also a separate W.C and large cupboard housing Worcester Gas fired boiler and 300 litre unvented MEGAflo cylinder.

OWNERS' WING

The 2009 refurbishment programme created this additional wing of accommodation with its own private staircase accessing a separate suite of well-proportioned rooms including a dressing room and large bedroom with dual aspect windows overlooking the terrace and garden, in addition to a luxurious ensuite bathroom comprising twin basins, generous panelled bath, twin hot-towel rails, large glass walk-in shower, W.C. and bidet with natural stone tiles to floor and walls to mid-height.

THE ANNEXE

Added in 2017/18, this attractive tiled roofed building has rendered and timber cladding elevations to match the house. It offers separate ancillary accommodation extending to two further bedrooms with built-in wardrobe storage; a bathroom with bath and shower over; and living area overlooking the gardens with an Elfin kitchenette ingeniously hidden within a cupboard and all finished to a quality consistent with the house. There is space and plumbing for a washing machine and underfloor heating throughout, and a separate Valliant boiler provides heating and hot water.



PLANT ROOM

Housing the air-source heat pump, as well as a Vaillant gas fired boiler and MEGAflow 210ltr tank servicing the extension and floor mounted pump and filtration system for the swimming pool.

OUTSIDE

The celebrated gardens at Laurus provide a private and very tranquil setting to the house with splendid southerly aspect. Focused around a terrace which is accessible from the hallway, and all reception rooms by bi-folding doors meaning it is an extremely versatile space for entertaining during the spring and summer months. The garden terrace overlooks the swimming pool and is bordered by well-stocked raised and low-level beds of planting and shrubbery providing a colourful backdrop to the heated swimming pool complete with cover. All is privately enclosed by a high wall and a secure child-proof glazed gate separating it from the remainder of the garden - making the gardens a safe place for young children. The pool was overhauled and re-tiled in 2019 with new mosaic and offers a depth of 3-7 feet.

Extending beyond the pool are stunning well-stocked beds and a gravelled path leading to a tennis court (added in 1998) on painted tarmac surface with 10ft chain link fencing. Hidden at the foot of the gardens on the orchard area is a former piggery with water laid on, in addition to a large timber summer house and wonderful timber frame greenhouse set upon brick dwarf walls. This orchard is a splendid area for growing with its raised vegetable beds, climbing roses, fruit trees such as fig, walnut and crab apple trees and a fruit and berry cage as well as clippings and compost area and garden shed at the very end. The apple tress in the orchard are rare Island breeds.

There is vehicle access to the side beyond the house allowing good access to the gardens and for contractors or tradesman and a circular cedar tile roof pergola achieving a sunny southerly aspect. At the front of the house is a driveway with plenty of parking.

SERVICES Mains electricity, water and drainage. Heating is provided by two gas fired boilers with unvented cylinders in the original parts of the house and delivered via radiators. The extension has its own boiler while the pool is heated by a new air source heat pump [2019].

TENURE The property is offered Freehold

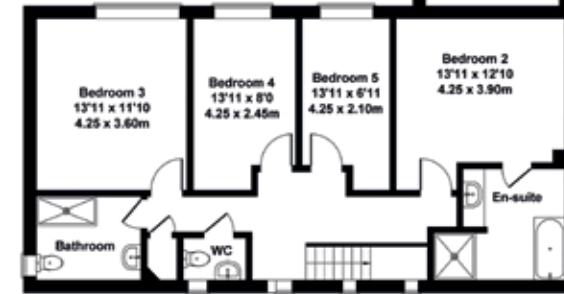
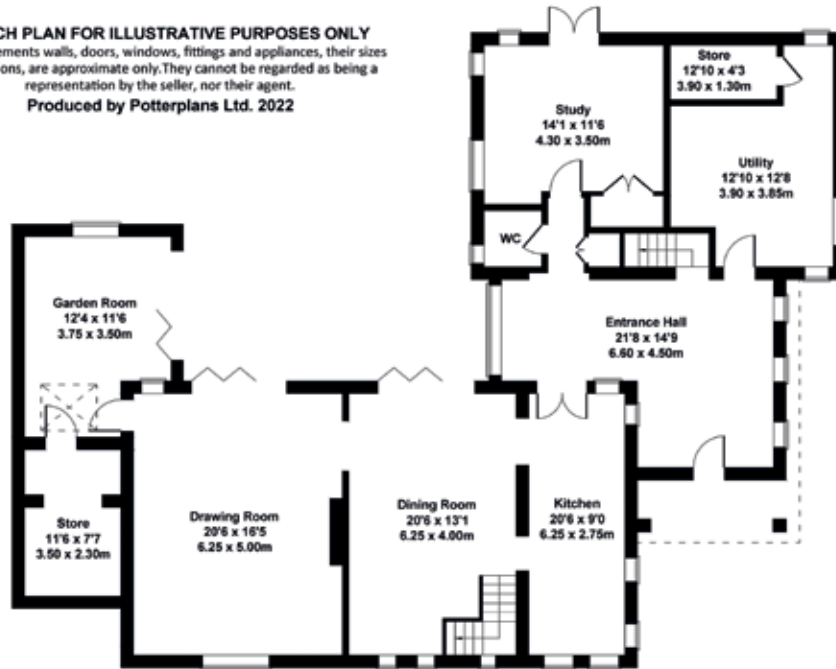
POSTCODE PO35 5ST

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



Approximate Gross Internal Area
 House - 2786 sq ft - 257 sq m
 Annex - 560 sq ft - 52 sq m
 Total - 3326 sq ft - 309 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.
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