

SPENCE WILLARD



Suffolk House, Ducie Avenue, Bembridge, Isle of Wight



*With light filled spaces and contemporary design and finish this stunning house is situated in a prime location on a lane which leads to the beach*

VIEWING:

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Comfortable open plan accommodation and pretty gardens in addition to an indoor swimming pool, garaging and a range of generous accommodation, Suffolk House provides an extensive package. Set back from the lane this house has been thoroughly modernised with great curb appeal and a wonderful flow of generous family living accommodation and entertaining space. There are up to six bedrooms and three bathrooms arranged over two floors with the impressive open plan dining and living area with roof terrace overlooking pretty gardens with harbour glimpses. A natural water indoor 30ft swimming pool and garage are integrated within the property on the ground floor. Having been renovated in recent years the property enjoys a range of high specification features including windows and doors with a unique composition of aluminium outer and pine wood internal frames built in Denmark for durability and efficiency, Scandi Pine Karndean floors run throughout as well as a stunning recently fitted Nolte kitchen, integrated log burning stove and luxury fitted bathrooms.

Tucked away on a tree-lined avenue, Suffolk House is only a short walk from Ducie beach, at the end of Ducie Avenue which also gives access to the footpaths and other lanes Bembridge and the village centre. Bembridge Harbour has extensive mooring facilities and two sailing clubs, while the house is also situated within the heart of the village which has a good range of shops, cafes and restaurants in addition to an excellent fishmongers, butchers and farm shop.

#### **ACCOMMODATION**

**ENTRANCE** The attractive front elevation incorporates a veranda covering a contemporary timber door with glazed side lights.

**HALLWAY** Superb light filled hallway with vaulted ceiling and hand carved staircase running to the first floor. Plenty of space for seating or console table as well as understair storage.





**BOOT ROOM** A large, tiled area with plenty of wall hanging space with doors accessing garden.

**FAMILY BATHROOM** With tiled travertine floor and walls, shower enclosure, W.C, wall mounted vanity unit wash basin and heated towel rail.

**BEDROOM 2** A light double bedroom with views over the front aspect.

**FAMILY ROOM / BEDROOM 5** A particularly light filled room with remote operated Velux windows and large glazed patio doors onto the rear garden. This is a large and versatile room with integrated cabinets for TV or book storage and is ideally used as a family room or home office space.

**BEDROOM 3** With sliding doors onto the rear patio and integrated wardrobes.

**UTILITY ROOM** With tiled floors and a range of undercounter storage units, stainless steel sink with mixer tap over, pulley maid and shelving. There is space and plumbing for a tumble dryer, fridge and freezer.

**PLANT ROOM** Airing cupboard alongside wall-mounted Vaillant gas fired boiler and unvented cylinder.

**SWIMMING POOL** The indoor heated freshwater swimming pool extends to approximately 30ft with patio doors and windows onto the garden. The swimming pool has its own walk in shower and the filtration and pumping system is situated in an outbuilding to the side. The swimming pool uses a unique natural water system which does not require chlorine or omit odour and is remotely monitored by a company in Bristol who are able to adjust, maintain and balance water ph. levels remotely

#### **FIRST FLOOR**

Stairs with hand carved Oak banister and low level guide lighting rise to a galleryed landing with window overlooking the front aspect.

**OPEN PLAN KITCHEN/DINING AND SITTING ROOM** This fabulous light dual aspect room provides a superb entertaining family space. The well appointed open plan kitchen boasts a range of contemporary Nolte Kitchen units with stone work tops. The kitchen comprises mid-level Miele oven, grill and plate warmer as well as a six ring Miele induction hob with integrated ceiling extractor over. The 1.5 bowl stainless steel under mounted sink has an instant hot Quooker tap over and there are splendid views over the garden and harbour glimpses. Pendant lighting over the breakfast bar and bench seating to one side where there is space for a dining table.





**THE SITTING ROOM / LIVING AREA** A large space with integrated bench seating and contemporary stone hearth with a Stovax multi fuel stove. There is currently a piano in one corner and a wealth of space for entertaining which opens out onto the roof terrace balcony, where there is a further seating and dining area with westerly aspect.

**BATHROOM** The bathroom comprises of luxury fittings including free standing oval bath with shower attachment over, vanity unit wall mounted wash basin, heated towel rail shower and W.C.

**BEDROOM 4** A good sized double bedroom with garden views and harbour glimpses. Integrated wardrobe storage and dressing console.

**BEDROOM 5** With views over the front garden this is a particularly light room.

**BEDROOM 1** The principal suite enjoys a Juliet balcony overlooking the gardens. Integrated wardrobe storage and large ensuite shower room with W.C, vanity unit wash basin and large shower.

#### **OUTSIDE**

Suffolk House sits centrally within its gardens with a mature Laurel hedging at the front providing plenty of privacy. A block paved driveway offers parking for several cars with a raised lawn and border at the front. The rear gardens are pretty, well tended and largely laid to lawn with mature silver birch trees and well stocked beds providing an abundance of year-round colour. A large decked area with westerly aspect runs along the rear of the house but the most exceptional space is the roof terrace accessed from the kitchen with glazed balustrades and glorious tree top views and harbour glimpses.

**SERVICES** Mains gas, electricity, water and drainage. Heating is provided by gas fired boiler and unvented cylinder and delivered via radiators with electric under floor heating in the bathrooms.

**TENURE** The property is offered Freehold.

**COUNCIL TAX** Band G

**EPC Rating** C

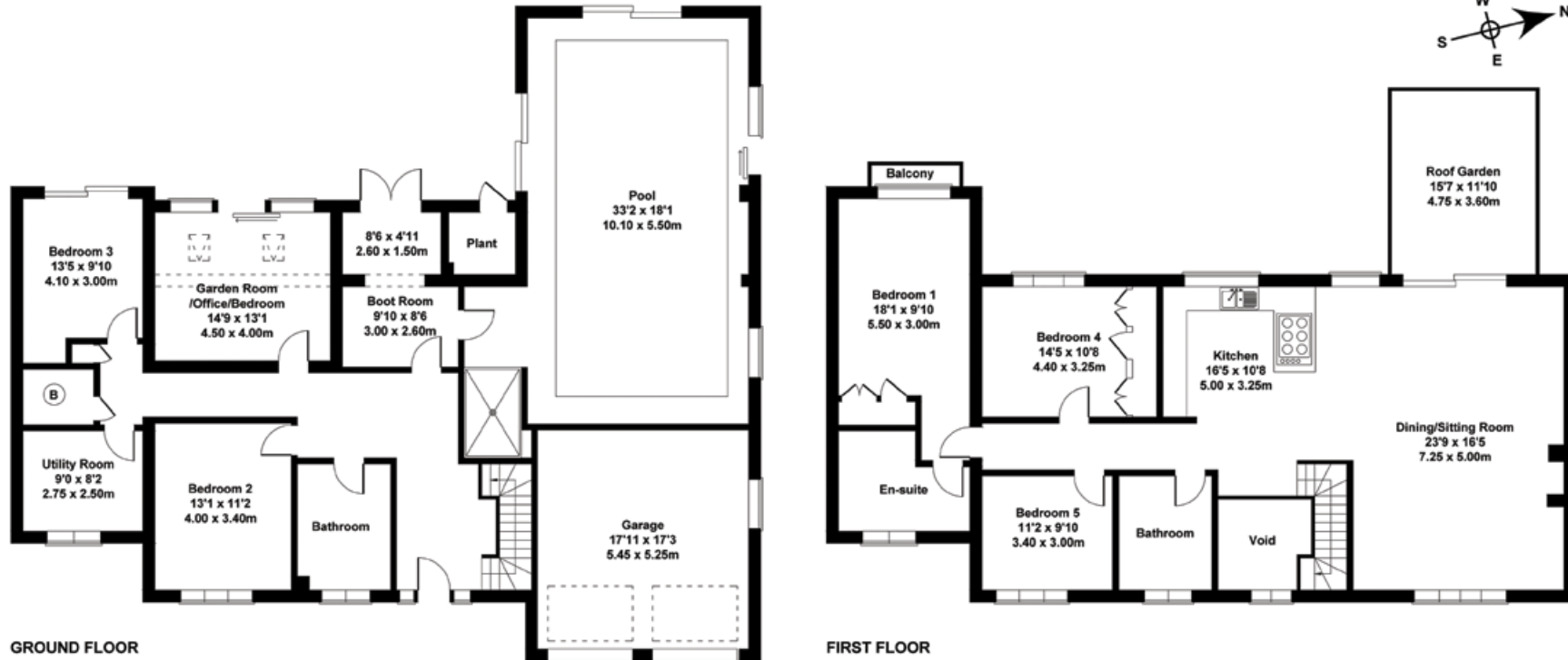
**POSTCODE** PO35 5NE

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



## Suffolk House

Approximate Gross Internal Area  
3649 sq ft - 339 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. 2022

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