

SPENCE WILLARD



The Orchard Bungalow, Swains Road, Bembridge, Isle of Wight, PO35 5XR



*A well maintained bungalow situated in a sought-after location near the beach and coastal path.  
The property benefits from enclosed gardens, an attached garage, and a private plot.*

VIEWING

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The Orchard Bungalow enjoys a peaceful setting on a quiet private lane, just off the picturesque Swains Road and leading to Swains Beach. This attractive home is offered with vacant possession and features a spacious layout comprising two double bedrooms, a generous sized sitting room, and a separate kitchen/dining room. It is fitted throughout with uPVC windows and doors and includes a modern spacious shower room. The garden wraps around the property, bordered by mature hedging and fencing, creating a tranquil atmosphere with a sunny southerly-facing front lawn.

Location

Tucked away at the end of a private lane off Swains Road, The Orchard Bungalow offers peace and privacy within easy reach of the beach and village amenities. Swains Beach is a short walk as is the charming village centre of Bembridge, with its range of independent shops, butcher, fishmonger, coffee shop and farm shop, is within walking distance. Coastal paths, Bembridge Harbour and two sailing clubs add to the area's strong lifestyle appeal. High-speed passenger links to Portsmouth (22 mins) from Ryde are just 7 miles away and connect with trains at Portsmouth Harbour taking you to London Waterloo (approx. 1 hour 50 mins journey time)

Accommodation

Entrance

Accessed via two steps leading to a composite front door with side light, opening into a wide hallway with an airing cupboard and loft hatch to a large, boarded loft space.

Sitting Room

A spacious room with excellent proportions, featuring an electric fire within a stone fireplace, dual-aspect windows, and sliding patio doors overlooking the garden.

Kitchen/Dining Room

A large, open-plan kitchen/dining area fitted with a modern range of under-counter and wall-mounted units. It includes a 1.5-bowl stainless steel sink with mixer tap, a mid-level Bosch oven and grill, Bosch four-ring gas hob with extractor hood, and space/plumbing for a washing machine or dishwasher.

Bedroom One

A large double bedroom with built-in wardrobes and a window overlooking the front garden.



#### Bedroom Two

A double bedroom with integrated wardrobes and window facing the rear aspect.

#### Shower Room

A spacious shower room featuring a pedestal wash basin, heated towel rail, walk-in tiled shower, and W.C.

#### Outside

Established lawned gardens with well-tended beds containing a variety of shrubs wrap around the bungalow on all three sides. A gravelled driveway provides parking for two cars in front of the garage. A summer house/outdoor office with power is also included.

#### Garage

Equipped with a remote-operated roller 'up and over' door, power and lighting, a high-level consumer unit, and rear window and access.

#### Services

Mains electricity, water, and drainage. Heating is provided by a gas-fired boiler located in the loft, with radiators throughout.

#### Tenure

The property is offered freehold

#### EPC Rating

D

#### Council Tax

Band E

#### Postcode

PO35 5XR

#### Viewings

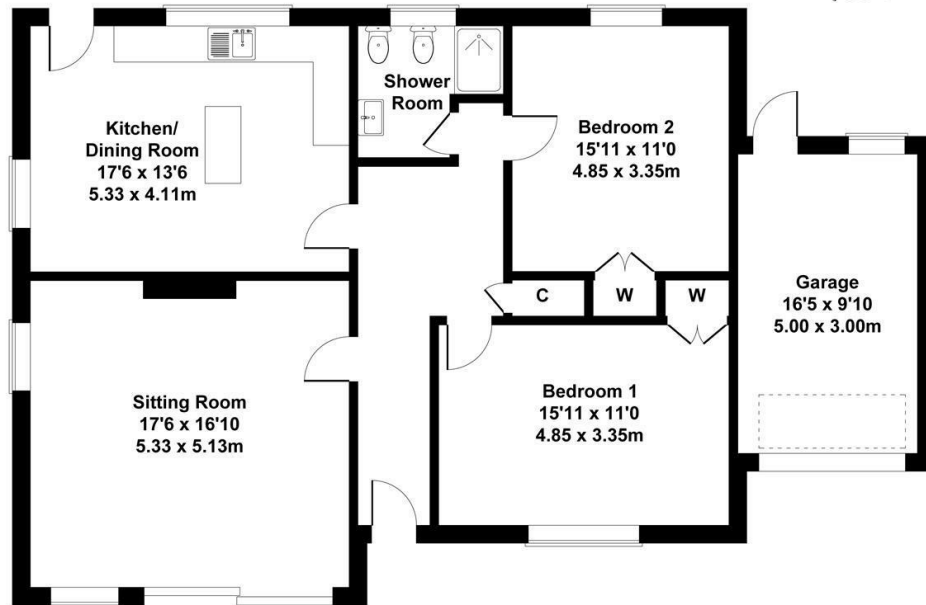
All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





## The Orchard Bungalow

Approximate Gross Internal Area  
1119 sq ft - 104 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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