

SPENCE WILLARD



Point Chatham, Northclose Road, Bembridge, Isle Of Wight, PO35 5XP

An Impressive five bedroom family home set among pretty gardens on a secluded yet centrally located Bembridge lane.

VIEWING

BEMBRIDGE@SPENCEWILLARD.CO.UK 01983 873000 WWW.SPENCEWILLARD.CO.UK



Constructed in 2010, showcasing modern design and build with a stylish, contemporary and high-quality finish throughout. Point Chatham is a particularly attractive house with an Oak beamed veranda to the front with climbing Wisteria, handmade peg tiled roof, sash windows and plantation shutters complimented internally by the use of natural materials including timber bi-folding doors, wood flooring with underfloor heating and double-glazed windows. There is plenty of entertaining space (including a large open plan kitchen/diner over 46 feet long) and the house has five comfortable double bedrooms, two of which are ensuite. Occupying a generous plot with a detached workshop, Point Chatham has ample parking with a well-tended, low maintenance garden, as well as a superb new decked terrace with westerly aspect.

Point Chatham is conveniently situated on an unmade, well kept, leafy lane, shared by only a handful of other properties, which is tremendously private yet centrally located, with the village a short, flat walk away. It stands moments from the rustic sandy beaches of Bembridge and excellent walking routes on coastal paths, downland and RSPB, AONB and National Trust sites. Bembridge Harbour has extensive mooring facilities and two sailing clubs, whilst the village has a good range of shops, including a butchers, bakers, fishmongers, farm shop and coffee shop and restaurants. There are high speed passenger ferry links to (22mins) Portsmouth from Ryde approximately seven miles away.

Accommodation

Entrance

A solid wood front door within an oak beam veranda opens to a spacious hallway with wooden floors, large built in cloak cupboard with oak doors and an under stair cupboard.

Open Plan Kitchen, Dining Room and Snug

An impressive and very spacious open plan family room with natural terracotta tiled flooring and access to the rear deck and front veranda through aluminum bi-folding and French doors. Naturally divided in two distinct areas, the snug overlooks the front aspect to take advantage of the morning sun. The kitchen is fitted with a full range of handmade wooden undercounter and wall-mounted storage cupboards and drawers and a further three full height pantry cupboards. Black granite work surfaces, an inset 1.5 bowl sink with mixer tap over and space and plumbing for an American style fridge freezer, dishwasher and 8 ring range cooker with extractor over. A central island with wooden worktops provides additional storage and breakfast bar. The seating beyond the dining area has views over the garden terrace and is a light area with ample space for a large dining table.

Utility Room

Housing a wall-mounted boiler and pressurised water cylinder, a further storage cupboard with worktop and stainless steel sink and space and plumbing for a washing machine. Terracotta floor tiles and garden access.

Cloakroom

With vanity unit wash basin, W.C. and built-in storage cupboard with clothes drying rails and radiator.

Sitting Room

A light New England-style room with solid oak floor and bi-folding doors to the garden and a brick fire place with wood panelled wall surround, mantle and a flagstone hearth with gas burning stove inset. Shelves and cupboard storage in the alcoves to each side.

Study

A good sized room with solid oak flooring, spot lighting, sash windows and plantation shutters overlooking the front.

First Floor

Stairs rise with fitted carpet runner to the first floor with a spacious galleried landing overlooking the front, providing access to all bedrooms. The first floor comprises five well-appointed and proportioned bedrooms, the majority with built-in wardrobe storage, two of which benefit from ensuite bathroom/shower rooms. A family bathroom is also fitted with pedestal wash basin, panelled bath with shower attachment over and W.C.

Bedroom 1

A full bank of built-in wardrobe storage with a mix of timber and sliding mirrored doors, dual aspect windows, panelled headboard with integrated reading lights and ensuite bathroom incorporating walk in shower, vanity unit wash basin, heated towel rail and W.C.

Bedroom 2

A generous and private double bedroom with garden views, built-in wardrobe storage and bookcases and ensuite bathroom with panelled bath, shower attachment over, pedestal wash basin, heated towel rail and W.C. Loft access with pull down ladder, insulation and boarding.

Bedrooms 3, 4 and 5 are light rooms with a mix of front and rear aspect views, two of which have fitted wardrobes.

Outside

Point Chatham is set well back from the well-maintained access road with a deep frontage which is largely gravelled and bordered by a mix of picket and boarded fencing, Griselinia and Laurel hedging and trees including Mimosa,





Magnolia, Olive and Palm. There is a five-bar gate giving access to a driveway with parking for several cars. On the front of the property is a superb recently replaced oak beamed veranda with two seating areas on a newly paved terrace and privacy provided by a vine clad archway over. A veranda, with concealed lighting under, offers shelter and is draped in white and blue flowering Wisteria. To the rear is a superb sun deck terrace ideal for outdoor dining with a covered pergola and plenty of external lighting and power points, which leads on to a natural paved patio with free standing box planters incorporating Jasmine, Lavender and a large Olive tree. Beyond the terrace is a generous lawned area with a mix of Pear and Plum fruit trees with low-maintenance herbaceous beds and a good deal of privacy provided by well-established evergreen hedging.

Workshop

A versatile timber construction measuring 5 x 4 metres with pitched roof, Velux windows and double wooden doors in addition to a boarded loft area with power and lighting laid on.

Services

Mains electricity, water and drainage. Heating is provided by a gas fired boiler with unvented Mega-flow tank. The ground floor has thermostatically controlled underfloor heating with panelled radiators upstairs.

EPC: Rating B

Council Tax: Band B

Tenure: The property is offered freehold

Postcode:

P035 5XP

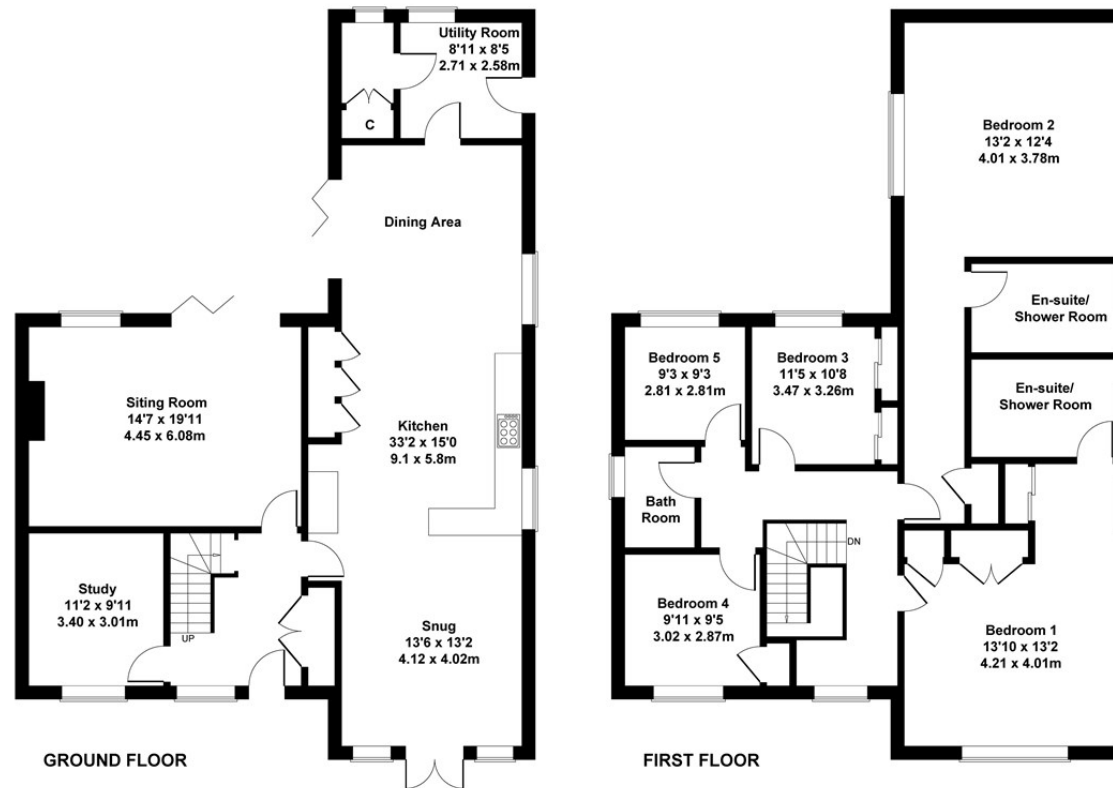
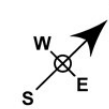
Viewings

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





Point Chatham
Approximate Gross Internal Area
2663 sq ft - 247 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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