

SPENCE WILLARD



15 Paddock Drive, Bembridge, Isle of Wight

A short walk onto Forelands Beach, this five bedroom house occupies a large plot with enclosed gardens and stunning sea views

VIEWING:

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15 Paddock Drive is a particularly low-maintenance family home with large sunny gardens and plenty of accommodation located in a sought-after part of the village set back from the beach. A spacious house offering a large sitting room, dining room and kitchen along with 4 bedrooms and family bathroom on the first floor and a further one bedroom self-contained annexe to the side. The property is beautifully presented with modernised interiors including uPVC windows and a large garden shed/workshop and family friendly gardens. The beach with its coastal walks, rock pooling and exploring along with being an excellent spot for kite surfing, windsurfing or paddle boarding is located just outside of the property with the slipway some 50m away. The idyllic lagoon is perfect shallow haven for swimming, crabbing or paddling.

Bembridge has a good range of small shops for everyday needs, including an excellent fishmonger with freshly caught fish, a farm shop, a butcher, a delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). Located close to the eastern most point of The Island. Bembridge Harbour has extensive mooring facilities and two sailing clubs.

ACCOMMODATION

GROUND FLOOR

PORCH A particularly large porch with uPVC door and plenty of space for storing coats and boots.

HALLWAY A spacious hallway with under stair space offering storage or space for a dogs bed.

CLOAKROOM/W.C. Plenty of wall hanging space, W.C. and wall-mounted wash basin.

SITTING ROOM A particularly light room with window overlooking the front aspect.





DINING ROOM A light space of excellent proportions with sliding doors onto the garden. This room could easily be opened to the sitting room to create a much more open plan living accommodation.

KITCHEN Offering a full range of under-counter and wall-mounted shaker style storage units with four ring Bosch ceramic hob with extractor over and double Bosch oven below. Porcelain sink with Grohe mixer tap over and space and plumbing for an American style fridge/freezer. Larder cupboard, tiled splashbacks and window overlooking the garden.

UTILITY ROOM With space and plumbing for a dishwasher, washing machine and tumble dryer and large pantry cupboard.

BOOT ROOM Recently added uPVC glazed room creates an ideal entrance from the garden.

FIRST FLOOR

Stairs rise to a landing with window providing plenty of light, airing cupboard and hatch accessing a partially boarded loft. The first floor comprises four bedrooms, three of which are large doubles with integrated wardrobe storage. The principal room and one other have glorious sea views to the front. Family bathroom with panelled bath with shower over, heated towel rail, pedestal wash basin and W.C.

SELF-CONTAINED ANNEXE

Converted from the garage space, this excellent addition provides the option for a self contained annexe or ancillary living space with large dual aspect bedroom with sliding doors onto the garden. Ensuite shower room with walk-in shower, heated towel rail, pedestal wash basin and W.C. cupboard housing wall-mounted gas fired boiler.

OUTSIDE

The property has large well-maintained and particularly low-maintenance gardens with new fencing on one side and an extensive lawned area with well-stocked flower bed and raised planter to the rear. There is a large patio terrace achieving a sunny southerly aspect. A 5.5m x 2.5m wooden workshop/garden shed provides plenty of storage space whilst there is also a summer house to the side of the garden.

SERVICES Main's electricity, water and drainage. Heating is provided by gas fired combination boiler and delivered via radiators.

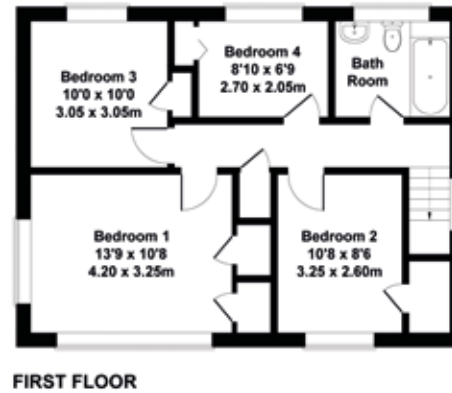
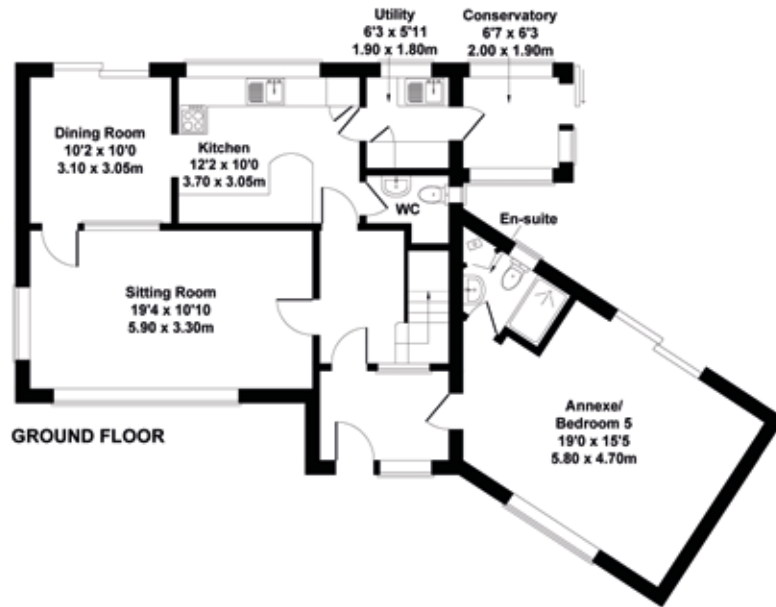
EPC Rating TBC

TENURE Freehold

POST CODE PO35 5TL

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





15 Paddock Drive
Approximate Gross Internal Area
1518 sq ft - 141 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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