

**SWAINS COTTAGE, SWAINS LANE, BEMBRIDGE, ISLE OF WIGHT, PO35 5ST**  
**GUIDE PRICE £1,095,000**







## Swains Cottage

A fine 5 bedroom detached property with separate 1 bedroom annexe in the prestigious and sought after location of Swains Lane in Bembridge, a short walk from the beach and village centre. Landscaped gardens and a heated swimming pool make this an ideal family or holiday home.

### Main House

- Master Bedroom Suite with Dressing Room and Bathroom
- 4 further Bedrooms
- Reception Rooms
- Conservatory/Sun Room

### Outside

- Ample Parking
- Garage with one bedroom Annexe.
- Mature Landscaped Gardens
- Heated Swimming Pool
- Close to beach
- Short walk to shops, restaurants and Sailing Club





## Ground Floor

### **Entrance Hall**

**Cloakroom** – with WC & basin

**Drawing Room** – with doors to and views over the garden

**Lounge** – with doors opening onto the garden

**Dining Room** – with bay window and garden view

### **Study**

**Kitchen/Breakfast Room** – with doors to conservatory

**Conservatory/Sun Room** – with views over and doors to the garden

## First Floor

**Master Bedroom Suite** – with dressing room and bathroom

**Bedroom 2** – with views to the front of the property

**Bedroom 3** - with views over the garden

**Bedroom 4** - with views over the garden

**Bedroom 5** – accessed from Bedroom 4 and with views over the garden

**Family Bathroom** – with corner bath, bidet, WC and basin

## Annexe/Garage

A double garage with sliding wooden door with a 1 bedroom Annexe above. The living accommodation comprises; Bathroom, Kitchen and open-plan Living/Bedroom area.



## Outside

The property stands behind pedestrian and vehicle gates onto Swains Lane. There is a graveled drive and parking sweep around a central tree.

The gardens are mainly laid to lawn interspersed with and surrounded by mature specimen trees and shrubs, including bay, wisteria, eucalyptus, yew and palm. Paths, a paved terrace and well-stocked beds surround the house.

## Council Tax

Band G. Amount Payable 2015: £2,585.73











### **Viewing Arrangements**

Viewing is strictly by appointment with the Sole Agents **Biles & Co.** To view this property please contact our office on **01983 872335**.

### **Directions**

Bembridge is well signed from Ryde or Sandown, Swains Lane links Swains Road with Lane End Road. The property is situated on the right hand side when approaching from Swains Road.

### **Services & Heating**

We are informed that the following mains services are connected to the property (subject to the conditions and stipulations of the relevant utility companies) electricity, gas, water and foul drainage. The heating system is provided by a gas-fired boiler and via 'feature fires' and radiators.

### **Tenure & Possession, Fixtures & Fittings**

The property is offered Freehold, with vacant possession on the whole upon Completion. The seller does not include in the sale any gas or electrical appliances, however connected, or any other fixtures, unless expressly mentioned in these particulars as forming part of the sale. Some items may be available by separate negotiation.

### **The Isle of Wight**

The Isle of Wight, situated off the South Coast of England, is becoming an ever-more popular location for permanent and second homes. Made popular by Queen Victoria, who had her maritime residence at Osborne House, the Island is famous for sailing in the Solent; for Cowes Week; for its beautiful coastline including sandy beaches and The Needles; spectacular countryside and long sunshine hours. There are now many more facilities than once was the case, Sainsburys, Tesco, M&S and Waitrose all now have a presence as have many other national chains. Communication and transport links are excellent; regular car ferries connect with the national motorway network and fast catamarans have connections via Southampton and Portsmouth with direct trains to London Waterloo which can be reached within 2 hours of leaving the Island shore. Government-funded schools are numerous and independent schools thrive on the Island with some children attending prep

and public schools on the mainland. Leisure opportunities abound - walking, riding, paragliding, hang-gliding, team sports, sailing, wind surfing and other water sports, rugby, football (Newport Football Club) cricket and golf clubs. Good transport links enable day trips to the shopping centres of West Quay, Southampton and Gunwharf Quays, Portsmouth.

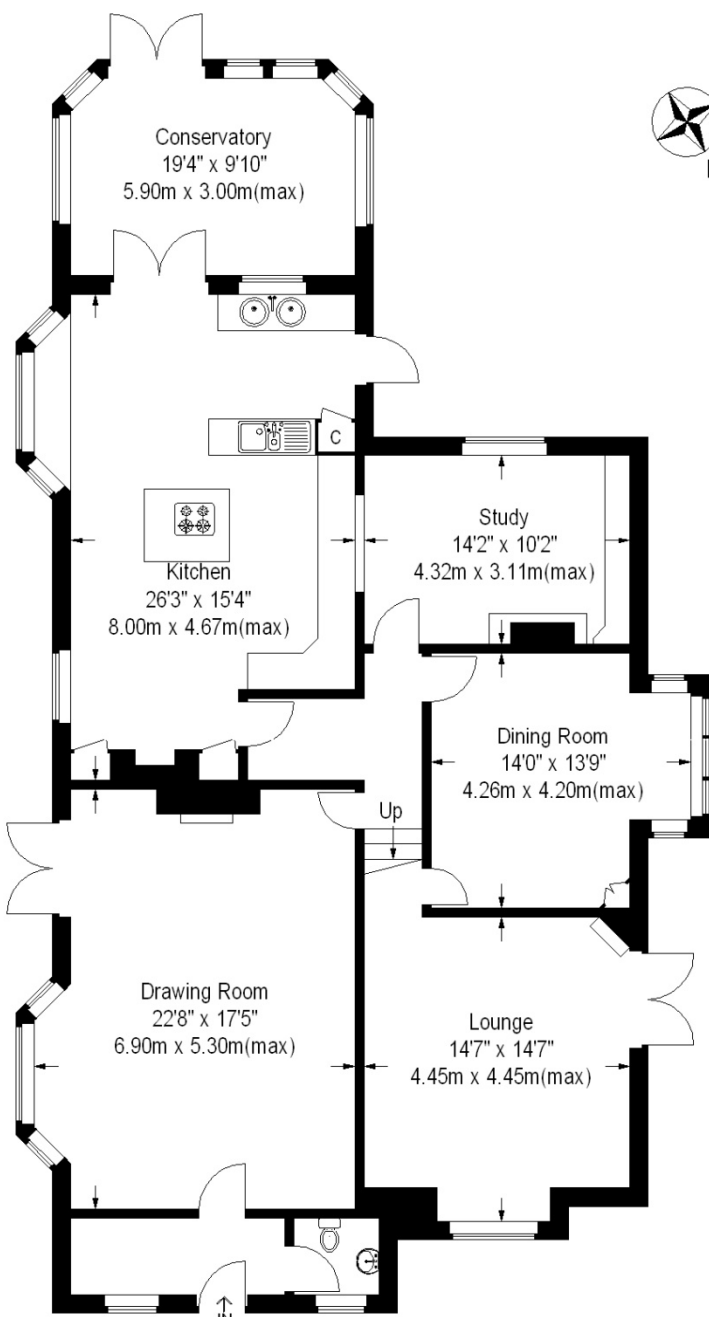
### **Bembridge**

The village of Bembridge is situated on the eastern coast of the Isle of Wight with coastline on three sides of the village. It offers a good range of village amenities and shops, including post office, primary school, library, bank, butchers, greengrocers, a bakery and several restaurants. The village boasts two sailing clubs, Bembridge and Brading Haven with marina facilities and extensive sailing and social programmes. Newport the County Town of the Isle of Wight is some 14 miles to the West being the main shopping and commercial centre of the island. Ryde is some 5 miles away to the Northwest with connections to the mainland and London.

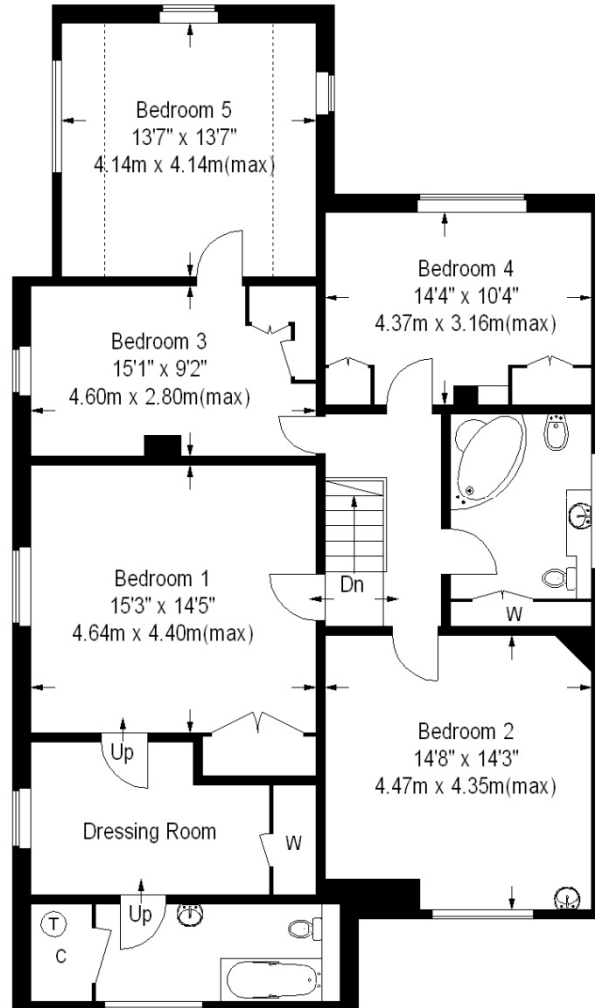
#### **IMPORTANT NOTICE:**

Biles & Co Ltd for themselves and for the Vendors of this property, whose agents they are, give notice that 1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchases should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Biles & Co Ltd has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Biles & Co Ltd, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken May 2015, particulars prepared May 2015. 5. MEASUREMENTS AND OTHER INFORMATION: All measurements are approximate. While we endeavor to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

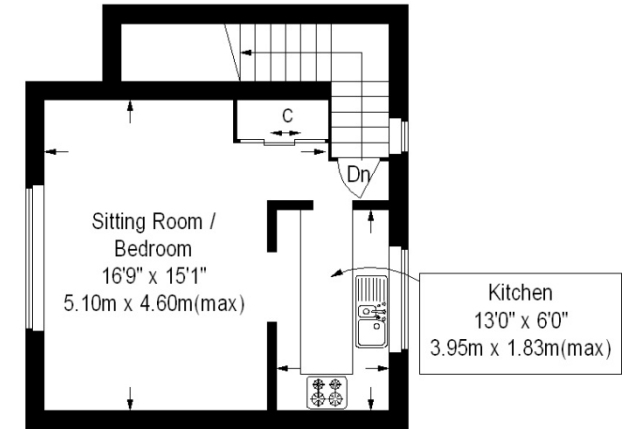
Approximate Gross Internal Area  
 Ground Floor = 1673 sq ft / 155.4 sq m  
 First Floor = 1704 sq ft / 158.3 sq m  
 Garage = 386 sq ft / 35.9 sq m  
 Total = 3763 sq ft / 349.6 sq m



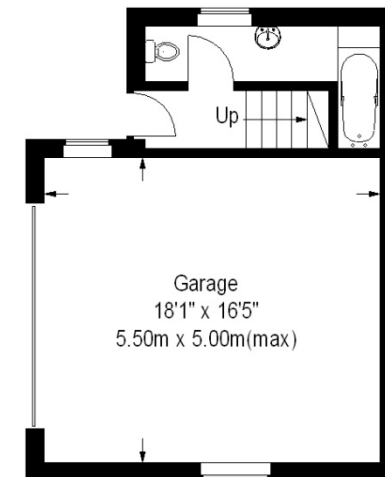
**Ground Floor**



**First Floor**



**First Floor**



**Garage**  
 (Not Shown In Actual  
 Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID161294)

