



PROUDLY PRESENT FOR SALE

5 Samphire Walk

Forelands Field Road, Bembridge, Isle of Wight PO35 5AJ

£695,000
FREEHOLD



5 Samphire Walk enjoys the premier corner position closest to the beach on this beautiful, classic development of just five luxury homes, and also benefits from the most generous grounds and a superb detached double garage.

- Detached magazine standard home by the beach at Bembridge
- One of just 5 properties on this exclusive development
- A wall of glass to the views of coastline and sea
- Moments to the stunning beach and coastline
- Detached double garage with pitched roof and electric doors
- The premier corner plot closest to the sea
- Spectacular double height open-plan living, luxury throughout
- Garden with direct access to and ownership of wildlife meadow
- Three double bedrooms, master en-suite, underfloor heating
- An absolute must to view.

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

You can also email us at susan@susanpayneproperty.co.uk, visit our website at www.susanpayneproperty.co.uk or visit us at The Black Building East Quay, Wootton Bridge, Isle of Wight, PO33 4LA. Follow us on Facebook, Twitter and Instagram to keep up to date with news and new instructions.

MEMBERS OF:



FIND US ON:





This family home is situated at the seaside end of this exclusive development and enjoys a superb position just moments from the beach at Bembridge with views to Culver Down and of the rugged coastline and sea.

This high specification detached home has its ecological roots in the ground with a meadow directly behind the garden which is owned by the residents of Samphire Walk. There is a gate from the rear garden to the meadow and orchard behind which extends the garden into the landscape. Beyond this the surrounding area of outstanding natural beauty ensures the conservation of this most idyllic setting.

Bembridge and its beaches can be accessed directly from the garden meadow and is just a few safe minutes walk away. Rock-pooling, relaxing days at the Beach Hut and winter walks to the Crab and Lobster pub are right on your doorstep.

Quality craftsmanship and magnificent double height spaces mean that this traditionally built yet contemporary home offers the best of everything, from real wood Canadian sidings to the ultimate in sash windows and parquet flooring to be laid in individual Amtico blocks. There is luxury in every room; underfloor heating throughout the ground floor with individual digital thermostats, Neff appliances, composite granite surfaces and a wine cooler in the Nolte kitchen, programmable deluge showers and the sparkling glass balustrade which overlooks the dining hall in a cathedral-like double height space - perhaps the stand-out feature of the architecture.

South-facing views of the coast and landscape are through two storey high triple glazed walls of glass, protected from the southern sun with generous overhangs to create shade for the veranda below on those long summer days.

Number 5 has a calming dark grey exterior with a lawn and brick blocked driveway. The wood-clad colonial style porch presents a homely exterior and makes the big reveal of the back of this house all the more breathtaking and impressive.

Accommodation

A substantial front door with solid door knob gives a clue to the high standard of finishes in this voluminous family home. The external lighting and front porch with its comfortable seating area creates the perfect setting for coffee in the early morning sun.

Entrance Hall

A strikingly generous hall with wide proportions welcomes you into this home with atmospheric LED lighting and plenty of room for coats and sandy shoes. The Amtico herringbone parquet floor is a design feature and there are doors to the three bedrooms on either side and statement double doors to the main reception space which opens up dramatically at the end. A family shower room and storage cupboard are also located off this spacious and welcoming entrance hall. Should it be desired, there is the wiring in place for an alarm system.

To maximise the outlook and spectacular views to the rear of the house, the bedrooms are arranged on the ground floor allowing the kitchen, dining room and mezzanine living space to be one huge open-plan layout expanding over two floors towards the sea and opening to the garden through giant glass sliding doors.



Open-plan Kitchen and Dining double height space

25'1 x 14'1 (7.65m x 4.29m)

The ultimate in open-plan living, this kitchen and dining space provides not just a large floor plan, but extends upwards to the full height of the floor-to-ceiling glass which opens the south facing views across the garden and internally to the mezzanine living room above. The Amtico flooring continues here and blends through to the slate coloured wooden deck out to the garden. There is a further box bay to the side with four sash windows and a large under-stair cupboard which houses the underfloor heating controls.

There is a stunning kitchen with a window to the side and white granite composite worktops and island unit. There are 2 Neff eye-level ovens as well as a built-in induction hob with stainless steel extractor and a one and a half bowl stainless steel sink and drainer with mixer tap. A dishwasher and fridge and freezer are built-in too and the island breakfast bar forms the perfect place to sit and observe the atrium space of the main dining area.

The dining area with its vast glass wall to the garden creates a superb environment for stand out dinners and entertaining. Above you through the double height glazing are the southern skies and into the interior of the house, the galleried living room with its glass panelled viewing platform.

From the Kitchen and Dining rooms an open plan staircase leads up to the first floor living space.

Living Space

16'9 x 13'9 (5.11m x 4.19m)

A pale oyster coloured carpet will bring an added luxury to this upper floor and the views towards Culver Cliff and the sea become the focus through the full height wall of glass. There is plenty of comfortable room here for seating and there is also a radiator. Two Velux windows can be opened fully for ventilation. From here you can look down across the dining table and kitchen with the coastline as a backdrop.

At the back of this living space is a door through to a small lobby with doors off to two rooms. One is a Store room: 6'10" x 6'5" and the other is a Utility: 6'10 x 6'5" with the boiler and with space and plumbing for the washing machine – keeping these things out of the kitchen.

Master Bedroom

16'2 x 11'6 (4.93m x 3.51m)

With sash windows to the front and luxurious carpet. A very large double room with provision for a TV and crafted solid cupboards and drawers and with a door through to an en-suite bathroom.

En-Suite

11'6 x 5'9 (3.51m x 1.75m)

Tiled in a sandstone coloured palate on three sides, with a window to the side with New England style shutters, a white panel bath with centrally mounted traditional style mixer taps and shower attachment and an inset mirror above. A large shower with programmable shower and huge shower rose and with mosaic tiles and a glass screen. The mushroom coloured fitted units provide cupboard space and the wash basin and WC are built-in with an extractor and wall mounted light.

Bedroom Two

12'10 x 12'2 (3.91m x 3.71m)

Another very large double room with a sash window to the front and again with provision for a TV. Fitted large pale grey coloured cupboards and drawers.



Bedroom Three

12'2 x 7'10 (3.71m x 2.39m)

Currently set up as a bunk bedroom with a sash window to the side and a built-in wardrobe with hanging rail and shelf above. A lovely children's or guest room.

Bathroom

With luxurious floor tiles and a large shower with mosaic tiling and sliding glass door, deluge shower and a vanity unit with wash basin and WC and inset mirror behind. There is also an extractor.

Outside

There is a very generous detached double garage with electric doors and a pitched roof provides ample secure parking for two large vehicles, along with a spacious brick blocked driveway.

The 0.2 acre garden of this home is currently a verdant blank canvas with a lawn and newly planted hedging either side. The wild flower meadow can be accessed through a garden gate, and from here you can walk through to the beach.

Number 5 Samphire Walk represents a rare opportunity to acquire the jewel in the crown of this five home development, with a luxurious high specification, generous plot size and a double garage, all the most magnificent of coastal locations.

Additional Details

Tenure: Freehold

Council Tax Band: TBC

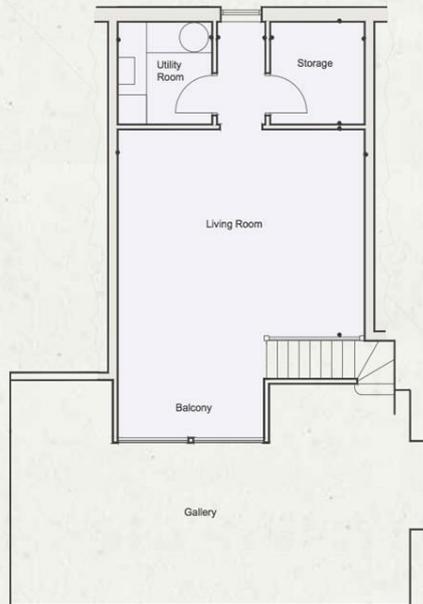


FLOOR PLAN - PROPERTIES 3, 4 & 5

FLOOR PLAN



MEZZANINE FLOOR PLAN



Floor Plan

- Kitchen / Dining Room
25'1" x 14'1"
7.6m x 4.3m
- Bedroom 1
11'6" x 16'2"
3.5m x 4.9m
- En-suite
5'9" x 11'6"
1.8m x 3.5m
- Bedroom 2
12'2" x 12'10"
3.7m x 3.9m
- Bedroom 3 / Study
12'2" x 7'10"
3.7m x 2.4m
- Shower Room
3'11" x 8'2"
1.2m x 2.5m

Mezzanine Floor Plan

- Living Room
16'9" x 13'9"
5.1m x 4.2m
- Utility Room
6'5" x 6'10"
1.9m x 2.1m
- Storage
6'5" x 6'10"
1.9m x 2.1m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no. 10753879.