

A modern two-story house with a light-colored exterior and large glass windows. The house features a balcony on the upper floor with a glass railing. The ground floor has large glass doors and windows. The property includes a large patio area with a brick wall, a glass railing, and a white outdoor sofa. There are several potted plants and trees in the garden. The sky is blue with a few clouds.

48 LOWER CHURCH ROAD
GURNARD, ISLE OF WIGHT

spence
willard

48 LOWER CHURCH ROAD GURNARD, ISLE OF WIGHT

A STUNNING CONTEMPORARY HOUSE SET IN A PRIME POSITION WITHIN A 100M OF THE SEA WITH WONDERFUL VIEWS OF THE WESTERN SOLENT.

Finished to exacting standards this contemporary home has high quality fittings throughout creating a striking modern living spaces in comfortable, efficient home, designed to make the most of the stunning views. Powder coated aluminium double glazed windows and doors have been fitted with underfloor heating throughout, along with good quality kitchen and bathrooms. The accommodation is arranged over two floors with a superb large sitting room on first floor level with large windows and a balcony. A spacious hallway on the ground floor leads in to an open-plan kitchen/dining room also with space for a seating and access to the terrace and with sea glimpses via the hallway. There are 2 double bedrooms on the ground floor with en-suite facilities and a utility room with two further double bedrooms on the first floor along with and family bathroom. Externally there is a double garage and parking, a balcony, terraces and a versatile studio.





The property is located in the sought after area on the western edge of Gurnard, a short walk from the beach at Gurnard Bay and a minute or so walk to one of the island's finest waterfront restaurants, the Little Gloster as well as sailing facilities whilst other village facilities including shop, pubs and sailing club are within walking distance. The westerly views take in both the Western Solent and surrounding countryside. Nearby Cowes provides a wider range of facilities including a wider range of shops, restaurants and is world-renowned for sailing facilities as well as the high speed red jet ferry service, providing frequent services to Southampton.

ACCOMMODATION

ENTRANCE HALL A large glazed front door leads to a wide hall with views of The Solent. A contemporary stair case with solid ash treads leads to the first floor. Coats cupboard. Large ceramic floor tiles extend throughout the ground floor.

KITCHEN/DINING ROOM A superb contemporary living space incorporating a Nolte kitchen featuring a good range of built in cupboards and high quality Siemens integral appliances including a ceramic hob with extractor over, twin ovens (one also featuring a microwave), full height fridge and freezer, dishwasher and wine fridge. Island unit with breakfast bar and stainless steel sink. The room opens to the spacious dining and seating area with bi-fold doors across the rear elevation of the house opening to the rear terrace and garden beyond, with 2 large roof lights. There are sea views through the hallway to The Solent.





UTILITY ROOM Contemporary sink unit, space for washing machine, built in shelving and airing cupboard housing Vaillant gas fired boiler and pressurised hot water system Door to garden.

CLOAKROOM WC

BEDROOM 1 A spacious double bedroom with built-in cupboards and drawers. Sliding glazed doors open to the terrace and provide excellent views of the Western Solent. Two large wardrobe cupboards.

SHOWER ROOM EN-SUITE A large tiled shower cubicle with deluge shower, contemporary wash basin WC and shelved cupboard.

BEDROOM 2 A double bedroom with great views of the Western Solent and built-in wardrobes.

SHOWER ROOM EN-SUITE A shower, wash basin and WC.

FIRST FLOOR

SITTING ROOM A stunning spacious vaulted room with extensive glazed windows providing wonderful westerly country and sea views. Bi-fold doors open to a decked balcony with lighting. The extensive and versatile living space has roof lights, adjustable spot lighting and a contemporary gas fire.

BEDROOM 3 A double bedroom with built in cupboards, outlook to the rear garden.

BEDROOM 4 A further double bedroom with built in cupboards, overlooking the rear garden.

SHOWER ROOM Large tiled shower cubicle with deluge shower, a contemporary wash basin and WC.



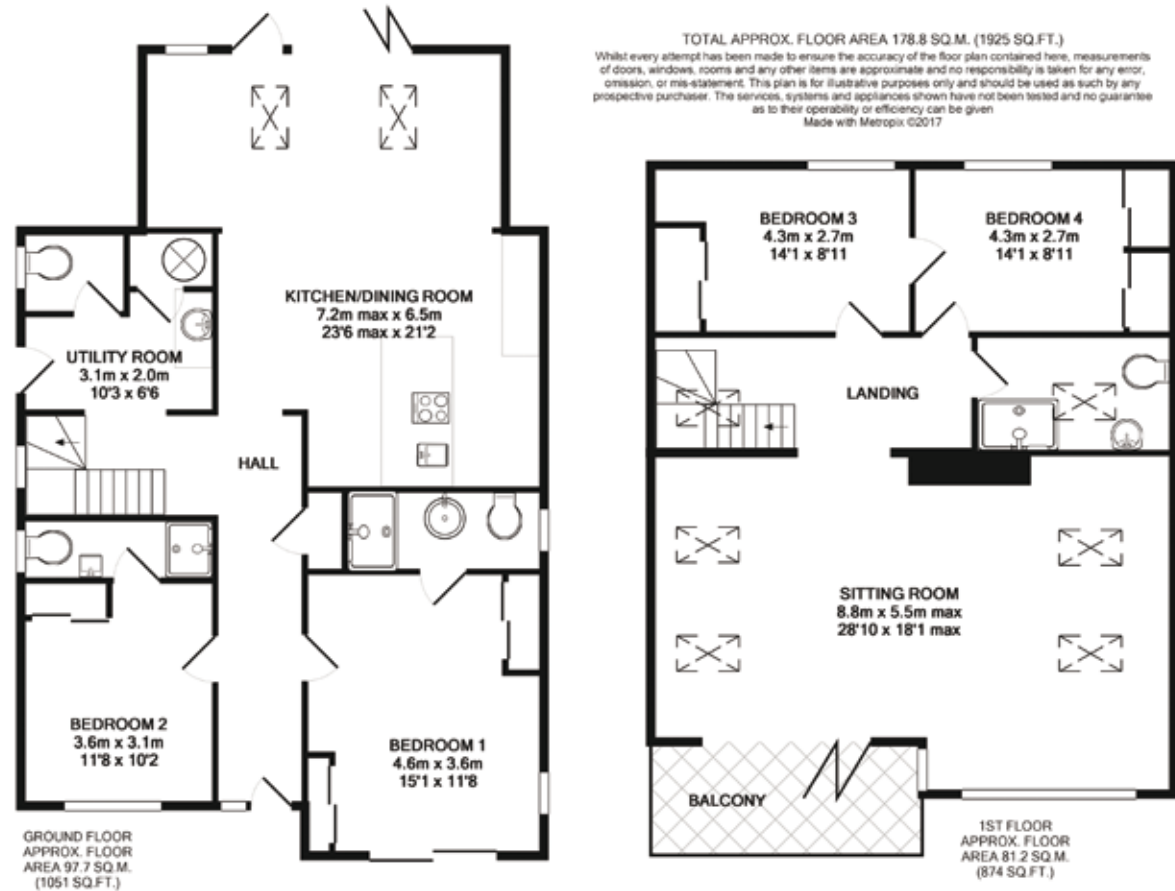
OUTSIDE A block paved driveway provides parking for at least three cars, beyond which is a double garage (5.7m x 8.2m) with twin electrically operated and remote controlled roller shutter doors, power and lighting and a pedestrian door at the rear. Wide granite paved steps with lighting lead to the front of the house where there is a decked terrace, above the garage with westerly country and sea views.

A path leads around the side of the house to a paved terrace to the rear with steps leading up to two further paved terraces with easily maintained raised borders. Adjacent to the upper terrace is a useful detached studio (3.2m x 3.32m).

POSTCODE PO31 8JG

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating. Under floor heating throughout.

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



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