



41 Woodvale Road, Gurnard, Isle of Wight, PO31 8EE

**Guide Price £1,295,000**



A luxurious four bedroom property located in a fabulous position in Gurnard. Great sea views from the two balconies and front garden. A generous sized kitchen and dining area, living area and office are extremely well presented. A purpose built hot tub room, self contained holiday chalet and parking for 3/4 cars make this a dream home.

#### Immaculate detached four bedroom modern home

Located in desirable Gurnard with stunning sea views, this spacious home has two receptions, fantastic kitchen with dining area and two bath/shower rooms. A large patio at the front makes the most of sea views and legendary Gurnard sunsets. At the rear are 3/4 parking spaces, a double garage, hot tub room and a delightful self contained rental chalet, separate from the main house. A fabulous home which is chain free.

Throughout this spacious home, the large, bright rooms are beautifully presented, showcasing quality materials and craftsmanship. From the mixture of flagstones and oak flooring to the oak handrail of the staircase, every detail reflects impeccable taste and style.

#### Ground Floor:

Enjoy the flexibility of an office or second reception room with gorgeous sea views, ideal for work or relaxation. The very spacious sitting room offers the same stunning sea views, featuring a cosy log burner set upon a flagstone hearth recessed into the brick chimney breast. The spacious kitchen dining room serves as the heart of the home, with flagstone flooring transitioning into oak flooring in the dining area. A thick oak breakfast bar divides the room, while champagne marble work surfaces and cream base units enhance the elegance of the space. A gas range cooker, deep 'Belfast' sink, and ample storage further elevate the kitchen's functionality and style as well as being an elegant space for entertaining that can flow into the garden through the bi-fold doors.

Adjacent to the kitchen, a utility room provides additional space for laundry appliances and storage, ensuring convenience and organisation in daily tasks.



#### First Floor:

Three double bedrooms and a generously sized principal bedroom that features an ensuite shower room and a walk-in closet, providing a sanctuary for relaxation.

The two front bedrooms open onto their own balconies, offering glorious far-reaching sea views, perfect for soaking in the beauty of the coastline.

A large luxurious family bathroom awaits, complete with a freestanding tub and tiled shower cubicle, exuding elegance and comfort.

#### In Summary:

This impeccable detached modern house, nestled in the heart of Gurnard offers a luxurious coastal lifestyle with breathtaking sea views. Boasting four spacious double bedrooms, including a generous principal bedroom with an ensuite shower room and walk-in closet, this property is designed for comfort and style.

#### Garden and Garden Rooms

The front garden, with mature plants, stretches up to spacious sandstone patio that invites you to unwind and soak in the mesmerizing seascape views, offering the perfect spot for outdoor dining or lounging. With access on either side leading to the rear of the property.

The rear garden has a second sandstone patio, lawned area and central path that leads to a secure gate, granting access to three/four convenient parking spaces beyond. There is double garage/workshop complete with electric doors for easy access.

Indulge in the ultimate relaxation experience with a purpose-built hot tub room and changing area/WC for added convenience.

Nestled within the garden is a successful holiday let chalet, this self-contained retreat boasts a double bedroom and shower room, offering privacy and comfort for guests or potential rental income.

#### Gurnard

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

The village has a great community spirit and amenities include a local convenience shop, cafe, two popular public houses, a church, a fitness centre, a busy sailing club and a superb local primary school and High School. There is a fabulous array of countryside and coastal paths which are all within easy walking distance.

#### Further Information

Tenure: Freehold



EPC: D  
Council tax band: E  
Gas central heating

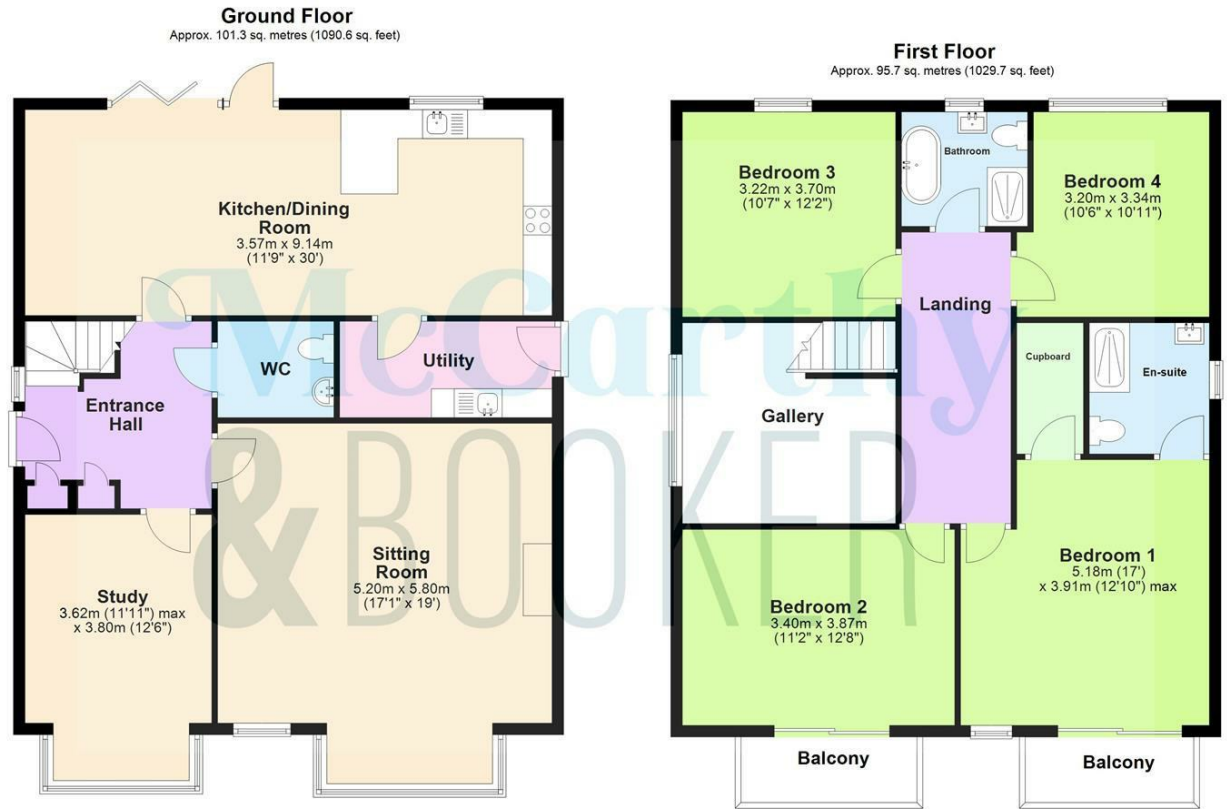
### Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

### Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited www.silverarchps.co.uk. Plan produced using PlanUp.

41 Woodvale Road, Gurnard, PO31 8EE