

McCarthy  
& BOOKER



Aquanaut, 31 Lower Church Road, Lower Church Road, Gurnard,  
**Guide Price £1,295,000**



A stunning location boasting a detached modern home with captivating sea views. The sleek design and thoughtful layout make it a comfortable and inviting space as well as exuding contemporary charm and style.

This property is a true gem, offering two spacious reception rooms perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and three bathrooms, there is ample space for the whole family to enjoy.

One of the standout features of this property is the Arctic Spa with its swim jets and outdoor 'surfboard' shower, all set within the landscaped garden and two terraces. There is parking provision for up to four vehicles, ensuring convenience and ease for you and your guests.

Whether you're looking for a peaceful retreat or a place to create lasting memories, this detached modern home in Gurnard offers the perfect blend of comfort, style and breathtaking sea views. Don't miss out on the opportunity to make this property your own slice of paradise.

### Detached contemporary home in glorious Gurnard

A stunning modern home with high quality fixtures and fittings throughout, makes this a very desirable property with two balconies that offer wonderful views over The Solent and towards Lymington and Beaulieu. There are four double bedrooms, separate sitting room, large open plan kitchen/dining/living room, three luxurious bath/shower rooms as well as a separate cloakroom and utility room.

Off road parking with Tesla EV charger, a garden that includes an Arctic Spa with swim jets, large patio and lawn - all within approximately 200 metres of the beach. This fantastic home is ready to move into, chain free and from its elevated location, has beautiful views out to sea. Perfect.



## Interior

Throughout this property the quality and workmanship is evident from the moment you enter the vestibule with its high glazed ceiling and contemporary finish. This modern home has everything you would expect including oak parquet flooring on the ground and lower ground floor, with underfloor heating beneath, glass balconies, luxurious bathrooms and sleek functionality within the kitchen area.

### Ground Floor:

The spacious entrance hall is flooded with natural light from a high, partially-glazed roof. Staircases with solid oak treads lead up to first floor and down to the kitchen/living room.

There is a useful cloakroom and a cupboard housing the hot water cylinder and underfloor heating manifolds. There are three bedrooms on this level, with the principal bedroom having sliding glazed doors opening to a separate terrace providing sea views. Off this light and airy room is a dressing room with an extensive range of built-in cupboards with hanging space, shelving and cupboards. It also has an ensuite shower room with a large walk in shower, basin set in a hardwood unit with storage. The second bedroom is a large double bedroom with ensuite shower and contemporary Lusso stone wash basin. The third double bedroom could also be used as a childrens den or study.

### First Floor:

A pair of glazed doors open into the sitting room. A particularly light room with a high, sloping ceiling and deep sliding doors and windows that create 'framed' views of the ever changing watery vista. These exceptional views can be enjoyed from the large balcony paved in natural limestone and with a glass balustrade creating a wonderful elevated outdoor seating area from which to enjoy the spectacular Gurnard sunsets.

A fourth double bedroom looks out over the countryside and has stylish wooden panelling to the rear wall.

The bathroom is beautifully appointed with geometric tiling, a spa bath set in a tiled surround, a large walk-in shower with deluge shower head and contemporary wash basin with built-in drawers.

### Lower Ground Floor:

A wonderful open-plan living room with sliding doors across two walls providing an exceptionally light room with wonderful views out to the garden and sea.

The high quality kitchen to one end comprises a good range of John Lewis of Hungerford built-in cupboards and drawers with a range of Neff appliances including twin ovens, one of which has a built in microwave, dishwasher and 5-ring gas hob and extractor with space for an American style fridge freezer. The kitchen has marble work surfaces and includes an island with built in bin receptacle, a sink unit and breakfast bar. Within the utility room are an array of built in cupboards and sink, there is space and plumbing for a washing machine and dryer. The room opens into a generous seating and dining area with three sets of sliding, glazed doors opening to a large covered terrace. A chimney with log store has a built-in flue ready to take a wood burning stove.



## 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.



Total area: approx. 167.8 sq. metres (1805.9 sq. feet)

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  
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