

McCarthy  
& BOOKER



Hollows Barn Tuttons Hill, Gurnard, PO31 8JA

**Guide Price £1,395,000**





An exquisite new build detached home located in glorious Gurnard. This stunning property boasts open plan living with an additional spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three well-appointed bedrooms and three modern bathrooms, there is ample space for the whole family to enjoy.

As you step into this new build property, you'll be greeted by a sense of luxury and comfort. The contemporary design and high-quality finishes make this house a true gem with the detached nature of the property offering privacy and tranquillity.

This high specification build includes an ASHP, MVRH system, underfloor heating and an EV charger.

Don't miss out on the opportunity to make this beautiful house your new home and embrace the modern living experience in a countryside setting.

#### [Detached new build house within 1.25/1.5 acres](#)

A stunning home, with high end fixtures and fittings which has been specifically built with versatile and flexible use of the rooms. An extremely large open plan kitchen/dining/living room with fabulous views over an extensive garden is one of the outstanding features of this home. A separate family room, which could be another bedroom, is on the ground floor and has direct access to the rear garden. A large ensuite bedroom is also on this level with two additional bedrooms on the first floor - each with own ensuite bath/shower rooms. Chain free.

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### Interior

A superb newly built modern detached home clad in ash with an anthracite grey aluminium roof, very stylish and contemporary. Internally, the decor is light and neutral with triple glazed Internorm windows, oak doors and associated woodwork. There is underfloor heating throughout the ground floor below the herringbone patterned luxurious Amtico flooring and the finish is immaculate inside and out.

#### Ground Floor:

The wide entrance hall has useful seating and hanging space and leads to all rooms on this bright and airy floor. The impressive open plan kitchen/dining/sitting room has a vaulted ceiling and extremely wide Internorm sliding patio doors that allows light to flood into this spacious area. To one end is the high end kitchen complete with integrated double oven with combination microwave, fridge/freezer, dishwasher, induction hob with down draft extractor, along with a boiling water/filtered water tap. All this is within the graphite and grey wall and base units that also form a substantial kitchen island, finished with pale grey sealed stone quartz worktops.

A large separate family room, or possibly additional bedroom, has patio doors onto the decking and has lovely views over the garden. A 'Jack and Jill' shower room is between the generous sized double bedroom, with its built in double wardrobes and doors to a decked area at the fore of the building, and the utility room. This area has space and plumbing for a washing machine and tumble dryer, more storage cupboards and sink. Within the hallway are large double cupboards, giving plenty of additional storage space, the rear access door to the outside and access to the plant room.

#### First Floor:

Two generous sized double bedrooms both with stylish ensuite facilities.

The principal bedroom, with its fully tiled ensuite bathroom along with a large separate shower cubicle, is spacious and has double built in wardrobes. The bespoke window frames the gorgeous views out over the garden and countryside and from which you can enjoy the rising sun.

The other double bedroom has an ensuite shower room in the similar modern style as well as a built in wardrobe. This room could possibly be divided and made into two good sized single rooms.

### Exterior

The property is accessed along a gravel driveway through a traditional wooden barred gate. The parking area at the front of the property has room for several vehicles and has a central grassed area with a mature apple tree to one side. The rear garden reaches out from the deep composite decking that spreads across the rear of the house. The grassed outside space has many mature trees along its boundaries and is a beautiful area to relax and enjoy the surrounding peaceful countryside views.

#### Outbuilding

A re-configured container which sits to one side of the front garden and cleverly blends along with the house in matching anthracite grey. Part of the container has been left for general storage and has been divided to form a separate office room, complete with electrical data points and its own access door.





### 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

Council tax band: F

EPC: B

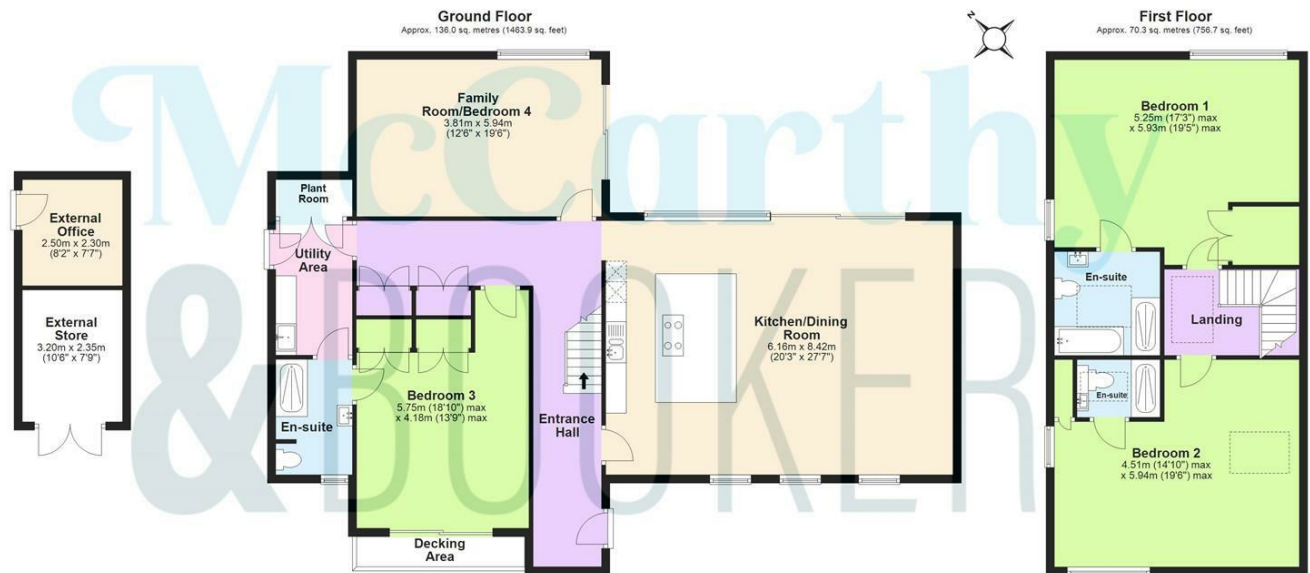
### Viewing

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. 206.3 sq. metres (2220.6 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 www.silverarchips.co.uk. Plan produced using PlanUp.

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