



8 Solent Lawns, Gurnard, Isle of Wight, PO31 8AX

Guide Price £1,100,000



Nestled in the desirable cul de sac of Solent Lawns, Gurnard this substantial contemporary detached home offers a perfect blend of modern living and comfort. The layout of the home is thoughtfully designed, providing ample space for relaxation and social gatherings.

With five generous sized bedrooms, four modern bathrooms and a large well appointed kitchen and dining area. The spacious reception room has a full width balcony that offers beautiful views.

There is a garage, off road parking, landscaped garden and the added bonus of being chain free.

A contemporary five bedroom home

Located in a sought after cul-de-sac, set within woodland and looking out with views over rooftops to the Solent, this modern property has very generous sized rooms and comfortable living with five bedrooms and two reception rooms. Four bath/shower rooms complete this spacious and extremely well presented home. Over three storeys, this property has a full width balcony with glass panels and is timber clad on the upper two levels.

Interior

Ground Floor:

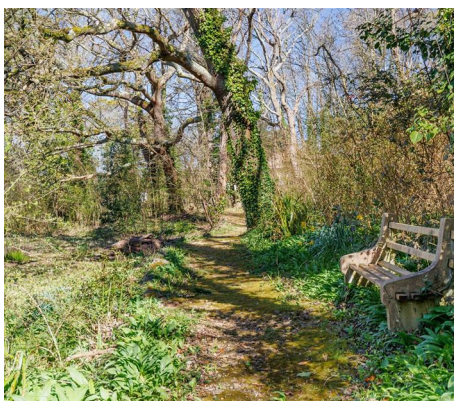
The entrance lobby is bright and sunny courtesy of the wide glass main door. Oak flooring spreads out throughout the ground floor, along with underfloor heating that is on all levels. This floor has very flexible accommodation with two double bedrooms, the rear having two built in cupboards and a large ensuite bathroom with overhead shower. There is also a fully tiled shower room which is modern and stylish with a large walk in cubicle. Under the stairs is a large store cupboard perfect for outdoor clothing and paraphernalia and opposite, off the hallway, is the internal door to the garage which has power and lighting. Finally on this floor, is a very useful and practical utility room with space and plumbing for a washing machine, tumble dryer, storage cupboards, sink and a further door to the plant room that houses the hot water cylinder and heat exchange system controls.

First Floor:

Climbing the curving wooden stairs, the muted tones and contemporary finish continues with the modern open plan living space and kitchen area.

A useful WC is found off the central lobby area and stairs, which again, curve up to the next floor. The kitchen and large dining area has a convivial vibe to it, with double sliding glass doors opening to the 'Juliette' balcony that overlooks the garden. The white gloss cupboards at one side of this room are plentiful and contain an integral Bosch double oven, fridge freezer and dishwasher with the island, that forms a breakfast bar, having an overhead extractor fan and four zone ceramic hob. There is also a separate walk in pantry with even more storage space. All worksurfaces are speckled light grey Mistral by Korani and finish the modern sleek style.

To the front of the house is the substantial airy sitting room that has built in bookcases and plenty of storage space. There are double bi-fold doors to the delightful balcony, where you can relax and have views to the water.



Second Floor:

Continuing with the neutral decor the bright hallway spans out to the two double bedrooms, large shower room and impressive principal bedroom suite that includes a dressing room and ensuite shower room.

The two rear double bedrooms - both with vaulted ceilings, overlook the garden and woodland beyond, light and bright both have two large built in storage cupboards. The modern shower room has a large glass panelled walk in cubicle along with basin and WC.

The final room on this floor is the principal bedroom suite, with its outstanding view through the double sliding doors to the sea. This extremely generous sized room with its 'Juliette' glass and steel balcony, has a vaulted ceiling that makes this room an airy and calm relaxing space. It not only has two double built in cupboards and dressing table within the room itself but also a separate dressing room. A large walk in shower and white suite are found in the ensuite.

Exterior

The front of this imposing home is block paved and has off road parking for several cars and the electric roller door gives access to the long internal garage. There are paths either side giving access through wooden gates to the rear of the property. The garden overlooks extensive woodland, with wide paving and shingled areas. This outside space is both delightful to the eye and ear. With elevated flower beds, and steps at one side that lead to the garden store that has power and lighting. This garden has been thoughtfully landscaped to offer a low maintenance area along with a water feature and outside lighting, which is calming from the birdsong and the gentle light streaming through the trees. There is plenty of space for entertaining and al-fresco dining, with designated seating areas to ensure you capture the best of the sun all through the day.

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: C

Council tax band: G

Double glazed throughout

Shared ownership of woodland 1/13th

Shared ownership of road 1/14th

Maintenance charges for the estate is £485 pa and woodland £350 pa

Mitsubishi ASHP

Broadband: Full fibre

Mains water, electricity and sewerage

Underfloor 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.

