



McCarthy
& BOOKER

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



A gorgeous contemporary home located in a coveted cul de sac a stones throw from Gurnard Bay and Green. With three bedrooms on the ground floor and a SUPER open plan upper floor with kitchen/dining room and living space and a full width balcony to the fore taking in fabulous Solent SEA VIEWS, CHAIN FREE.

'Upside Down' Home in GLORIOUS GURNARD

This light and airy contemporary home is located in a coveted cul de sac of homes that were completed in 2012. The modern accommodation is arranged over two floors and provides three bedrooms with a super open plan upper floor with kitchen/dining room and living space and a full width balcony to the fore taking in fabulous Solent views. The home is of a high standard with underfloor heating throughout and powder coated aluminium double glazed windows and doors, as well as glazed balustrades on the balcony to provide uninterrupted views.

Interior

Ground Floor:

A glass door at the front of the home opens to a lovely entrance hallway, with wooden flooring which continues through to the three bedrooms. A beautiful curved staircase with solid oak treads leads to the first floor, with a large understairs cupboard that houses the hot water cylinder with space for coats.

There are two generous double bedrooms, -one with ensuite bathroom and a good size single all which enjoy views across the wrap around garden.

A family shower room on this floor is mostly tiled in elegant limestone with a large shower with a 'Rain head' fitting, concealed cistern wall hung WC, wash basin and heated towel rail.

There is a useful utility room with built-in cupboards, a basin set into the work surface and both washing machine and tumble dryer is included.

First Floor:

A really lovely open plan space, with gorgeous vaulted ceiling that stretches across the entire footprint of the home.

The elegant sitting room area to the fore is generous in size with bi-folding doors that stretch the full width of the room, opening out to a super balcony with glass balustrades. This in itself is a lovely space to entertain, day or evening- especially to enjoy the legendary Gurnard sunsets, or just enjoy the SUPER SEA VIEWS across the Solent to the mainland.

Double doors open to a 'Juliet' style balcony from the kitchen and dining area. The kitchen is fitted with a good range of 'Crown' high gloss base and wall units with Corian counter tops with inset basin and mixer tap. An island separates the kitchen from the ample dining area, also with fitted cupboards. Integral appliances include a fridge/freezer, dishwasher, ceramic hob with extractor and double oven.



Exterior

The home sits in the middle of a good size plot, with a beautiful mature oak tree, block paved driveway that can accommodate several cars and a lawn area. The position of the home is excellent, perfectly placed to enjoy the sea views from the sitting area and two of the bedrooms. This home also enjoys the benefit of owning a 13th share of the private woodland that surrounds the cul de sac, which has a plethora of different birds species and wildlife, with winding paths that lead to two private gates, one to Worsley Road and another at the bottom of the cul de sac, near the Green and popular Woodvale Public House.

Gurnard

Gurnard is a pretty coastal village which has an iconic row of green 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, bistro/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.

Solent Lawns is a select development of 14 contemporary houses situated in a superb, elevated position set back about 200 metres from the seafront with easy access to the beach, Gurnard Sailing Club and popular pub with outdoor garden to enjoy the stunning sunsets.

The village shops are a short walk away and nearby Cowes can be accessed along the seafront, where there are a wide range of shops, restaurants, sailing facilities and frequent passenger ferries to Southampton, taking about 22 minutes with onward train connections to London.

Further Information

Tenure: Freehold

Council Tax Band : Previously F before it was run as a business

EPC: C

Utilities: Mains water, electricity and drainage. Underfloor heating via Air Source Heat Pump. Water softener.

Service Charge: A service charge of £276 per annum is payable for maintenance of the roadway, pavement and communal lawns as well as a sinking fund, £250 per annum to maintain the private woodland area owned jointly by 13 Solent Lawns homeowners.



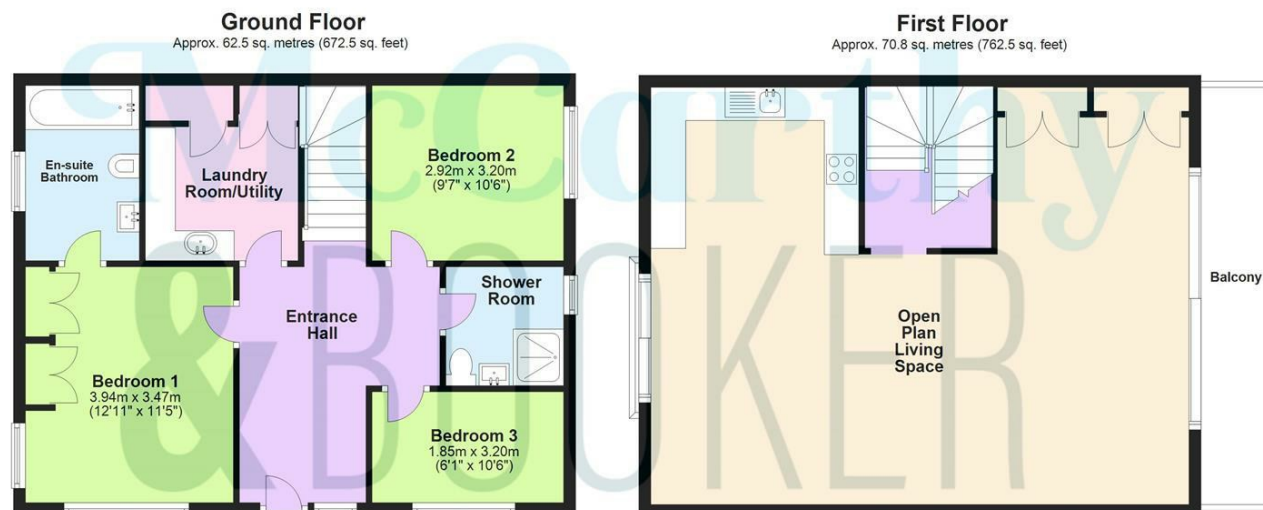
Viewing

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. 133.3 sq. metres (1434.9 sq. feet)

14 Solent Lawns, Cowes