

SPENCE WILLARD



21 Solent View Road, Gurnard, Isle of Wight

An exceptional contemporary family home with a south facing garden and sea views, offering high quality accommodation and a sought-after coastal position

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Extending over three storeys, this superbly designed detached family home has benefitted from extension and improvement with great attention detail and high-quality fittings and materials, combining practicality with stylish living. A superb open-plan kitchen/dining room forms the heart of the house which has large sliding glazed doors opening onto an extensive south facing stone terrace with a lawned garden beyond. Adjacent is a panelled sitting room and a separate reception room is accessed from the spacious entrance hall. The recently completed extension provides a generously proportioned boot room with an adjacent laundry, shower room and utility area, all with great storage. The first floor provides four double bedrooms and three bathrooms whilst the top floor is dedicated to an excellent master bedroom suite, including a dressing room, a well-appointed bathroom and a bedroom having panoramic westerly views extending as far as the Dorset coast and providing year round sunsets. This home exemplifies sophistication and functionality, ensuring every aspect is designed for comfort and ease of living.

In addition to ample parking within the private driveway, there is an attractive south facing garden with two large natural stone paved terraces, ideal for alfresco seating and dining. A recently built detached summer house connected to mains services could accommodate a wide variety of uses including a home office or a potential annexe. The property benefits from an abundance of features including a Zappi car charger, high calibre appliances, a water softener and Wi-Fi from wired access points and with underfloor heating in the kitchen, dining area, boot room and utility area.

Occupying a great position within this sought-after coastal village, the property is a short walk from the seafront and thriving sailing club with easy access for swimming, paddleboarding and sailing. Gurnard is a popular local village with a local shop, café and two pubs, all easily accessible. Nearby Cowes, internationally renowned for its sailing, provides a wider range of shops and restaurants as well as frequent, high-speed ferry services to Southampton with onward rail connections to London.

ACCOMODATION

ENTRANCE HALL A spacious entrance to the house with a large coat cupboard, hardwood flooring, display shelving and part panelled walls. Staircase to the upper floors. Double doors to:

KITCHEN/DINING ROOM Extending across the southern elevation and 32 feet in width, with a series of large sliding glazed doors opening to the terrace and garden, this forms a beautifully light room overlooking the garden. To one end is a well fitted kitchen, incorporating a large island unit with breakfast bar, ample built-in cupboards and quality appliances including a 6-ring gas range cooker with extractor over, Bosch microwave combination oven and steam oven, dishwasher and fridge. Tiling with underfloor heating extends into the spacious dining area overlooking the garden and with direct access to the terrace. Wide opening to:

SITTING ROOM Panelled throughout, a characterful room with a traditional fireplace (sealed) and built-in shelving.

SNUG/PLAYROOM A versatile reception room with a good range of built-in cupboards.

BOOT ROOM Approached via its own entrance to the eastern side of the house, terracotta herringbone flooring with underfloor heating and a heated coats cupboard. Half panelled walls.

LAUNDRY ROOM Tiled throughout, built-in cupboards and space for washing machine and dryer, designed for efficient management of laundry with a drying rail. Vaillant gas fired boiler, water softener and heated towel rail.

SHOWER ROOM Well fitted with a large shower, wash basin, WC and heated towel rail.

UTILITY Equipped with a further dishwasher, fridge, and a full height freezer, Butler sink set in Minerva worksurface and a further range of storage cupboards, stable door to rear garden.

FIRST FLOOR

LANDING With staircase to second floor with understairs cupboard.

BEDROOM 2 A generous size double room with sea glimpses.

SHOWER ROOM EN-SUITE Large walk in shower, wash basin, WC and heated towel rail.

BEDROOM 3 A double bedroom with a southerly aspect and a good range of built in cupboards.

FAMILY BATHROOM Comprising a contemporary double ended bath with shower attachment, wash basin, WC and heated towel rail.





BEDROOM 4 A light double bedroom with a southerly aspect over the rear garden and with built in cupboards, desk and shelving.

SHOWER ROOM EN-SUITE Large shower, wash basin, WC and heated towel rail.

STUDY/BEDROOM 5 A range of built in cupboards, sea glimpses.

SECOND FLOOR

PRINCIPAL BEDROOM SUITE Comprising landing with built in cupboard. **BEDROOM** With sliding glazed doors to a **JULIETTE BALCONY** across the western elevation providing panoramic views of the Western Solent, the surrounding countryside and Dorset coast.

DRESSING ROOM Fitted with a good range of built in cupboards. **BATHROOM EN-SUITE** Large shower, double ended bath, wall hung sink unit with large mirror above, wash basin, WC, heated towel rail and two Velux windows.

OUTSIDE

To the front of the house is a block paved driveway with a Zappi electric car charger and space for 4-5 vehicles, as well as a raised border with Olive trees to one side. The gated approach to the boot room includes an outside shower for dogs with hot and cold water.

To the rear of the property is a south facing garden, where an extensive Indian sandstone paved terrace runs along the rear of the house with raised borders and incorporating irrigation forming the division with the largely level lawned garden. Steps lead up to a further large terrace, paved in matching sandstone along the eastern side of the garden, shaded by a pergola planted with wisteria, and from which there are glimpses towards The Solent. The modern **SUMMER HOUSE** set at the rear of the garden provides a versatile space, insulated and with double glazed windows, currently divided into two rooms served with power, lighting, water and drainage and is hardwired for the internet.

There is also planning consent for a lean to store to the western side of the house (where there is currently a concrete hardstanding enclosed by a pair of gates from the front driveway).

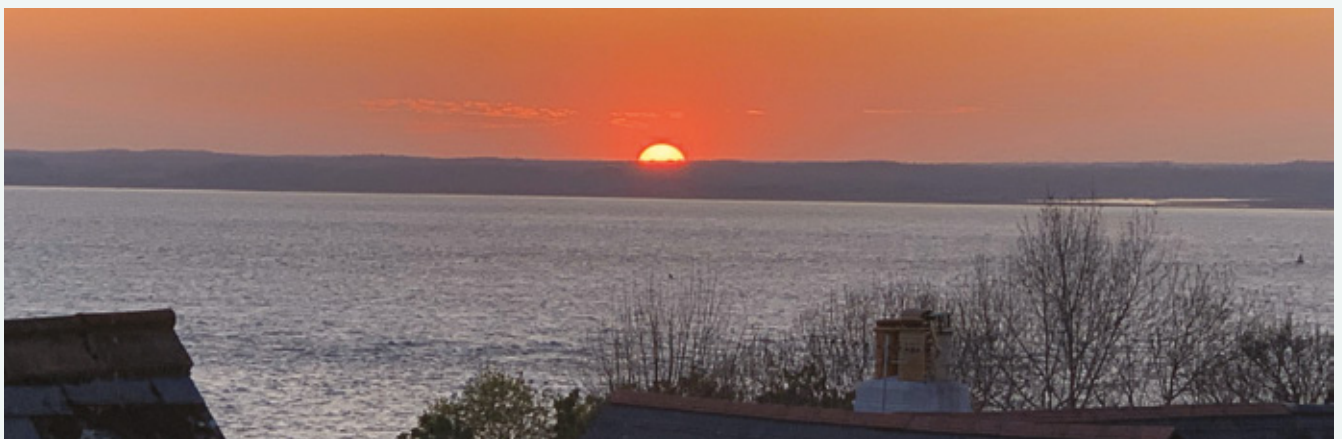
TENURE Freehold

EPC Rating C

COUNCIL TAX Band E

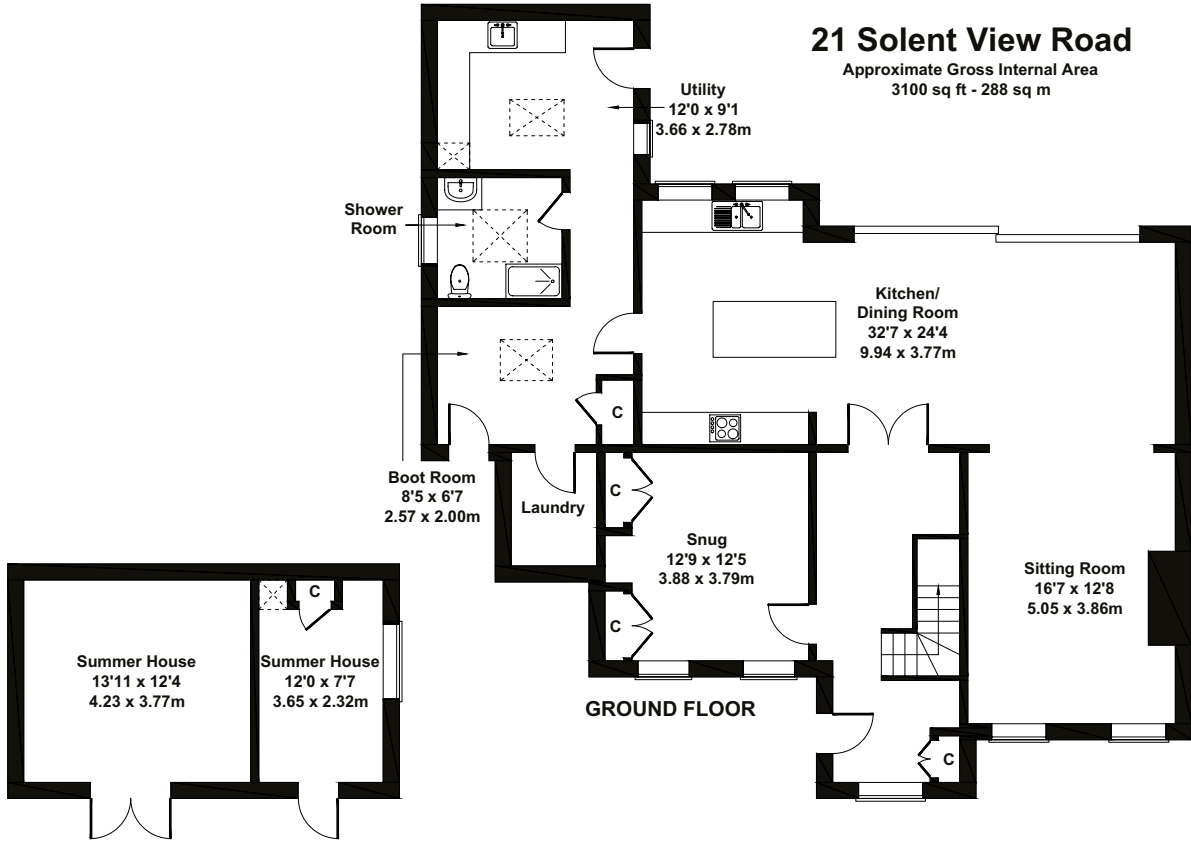
SERVICES Mains water, drainage, gas and electricity. Gas fired boiler serving underfloor heating throughout the kitchen, dining room, utility and boot room with central heating elsewhere. Zappi electric car charging point.

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

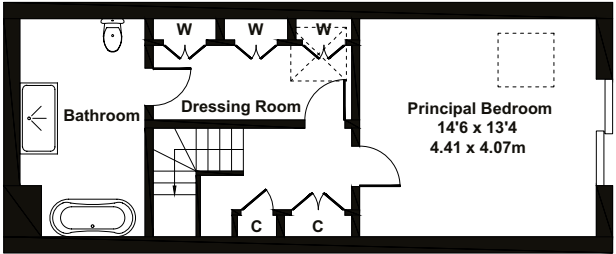


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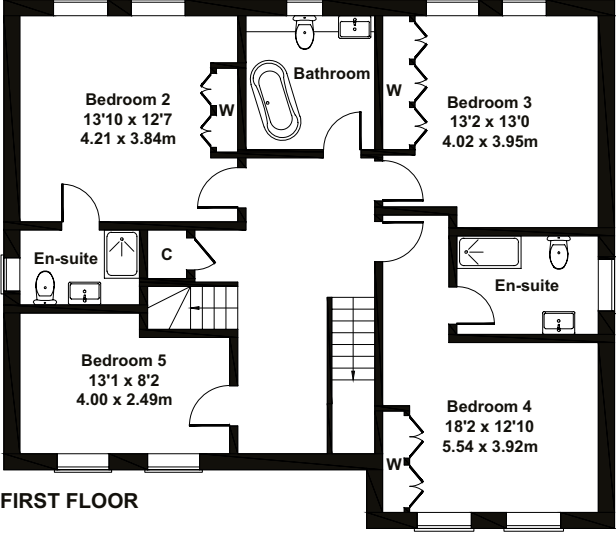
Approximate Gross Internal Area
3100 sq ft - 288 sq m



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

OUTBUILDING

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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