

SPENCE WILLARD



9 Solent Lawns, Gurnard, Isle of Wight

A stunning detached contemporary home situated in a popular coastal village within approximately 200 metres of the seafront

VIEWING:

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Completed in 2012 and maintained to a high standard the property provides light and spacious contemporary accommodation, with views of the garden and mature surrounding woodland. The accommodation is arranged over three floors and provides four bedrooms with a largely open plan first floor kitchen/dining room and living room with balconies to both the front and rear elevations. The house has been finished to a high standard with underfloor heating throughout and powder coated aluminium double glazed windows and doors, as well as glazed balustrades to the balconies to provide uninterrupted views.

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.

ACCOMMODATION

GROUND FLOOR

A glazed door with side panel opening to a:

SPACIOUS ENTRANCE HALL With engineered oak flooring which extends through to the bedrooms and wide curved staircase with solid oak treads, a coats cupboard and airing cupboard housing a pressurised direct hot water cylinder.

BEDROOM 3 A double bedroom enjoying views over the rear garden to the woodland beyond. Two built-in wardrobes.





BEDROOM 4 Currently used as a study, enjoying views over the rear garden to the woodland beyond.

BATHROOM A good sized bathroom, largely tiled in limestone with a large bath with deluge shower over and shower screen, wash basin and WC. Heated towel rail. Recessed mirror fronted cupboard.

UTILITY ROOM With built-in cupboards, worksurfaces with inset sink and space for washing machine and dryer. Tiled floor.

FIRST FLOOR

A wonderful open plan area with engineered oak flooring throughout, comprising:

LIVING ROOM A stunning room with bi-fold doors across the front elevation leading to a large **BALCONY** with glazed balustrades and providing a superb entertaining space with outside lighting. Built-in cupboards to recess with shelving above and a side window enjoying woodland outlook. There is a wide opening with a **CLOAKROOM** and leading through to the **KITCHEN/DINING AREA**, fitted with a 'Crown Imperial' kitchen which provides a good range of units with Corian worksurfaces with inset sink and mixer tap over. A matching island unit provides extra storage and a breakfast bar. There are integral Bosch appliances including a fridge, freezer, dishwasher, ceramic hob with extractor over and double oven. The room incorporates a **DINING AREA** with built-in dresser to one wall incorporating a wine fridge. Large sliding glazed doors open onto a good sized **BALCONY** with glazed balustrading including an obscured glazed panel for privacy and facing a southerly direction with views over the rear garden and woodland beyond.

SECOND FLOOR

LANDING With vaulted ceiling and Velux window allowing plenty of natural light into the area.

PRINCIPAL BEDROOM SUITE Comprising a generous bedroom with vaulted ceiling, two built-in wardrobes incorporating dressing table and sliding glazed doors opening to a **JULIET BALCONY**. There is a **DRESSING ROOM** as well as a **SHOWER ROOM EN-SUITE** with limestone tiling and wood effect flooring, with large walk-in shower with rainfall head and riser, wash basin, WC and heated towel rail.

BEDROOM 2 A large double bedroom with vaulted ceiling and extensive built-in cupboards. Sliding glazed doors opening to a **JULIET BALCONY** overlooking the garden and woodland to the rear. Two Velux windows.

SHOWER ROOM EN-SUITE Partially tiled with limestone, with glazed shower cubicle, wash hand basin, heated towel rail and WC.





OUTSIDE

Approached via a wide block paved **DRIVEWAY**, leading into a double width **CARPORT**, providing parking for at least four large cars or use as boat storage with automatic lighting. Lawned area to either side with shrub and flower border. There is access around both sides of the house, one side leading to the front door with an adjacent gravelled terrace providing an ideal seating area with shrubs and trees, including a Fig. The property enjoys a southerly facing rear garden with attractive undercover seating area adjoining the rear of the property with gravel and paving stones, there is an area of lawn beyond with mature shrubs on the boundary and woodland beyond. Steps lead down from the lawn to a timber decked terrace with **GARDEN SHED (10' X 8')**, **POTTING SHED** and **SMALL GREENHOUSE**. Further seating areas are provided with a paved terrace and gravelled area. Side garden, terraced with timber sleepers and gravel with gated access to the front of the property.

A gateway from the terrace leads to the adjoining managed amenity woodland of approximately 3 acres, with attractive private paths meandering through the woodland towards The Woodvale, dinghy park and beach whilst another path leads towards the village and shops on Worsley Road. The property owns a 1/13th share of the of woodland which is complete with an array of wildlife including Badgers, Red Squirrels and many species of bird.

POSTCODE PO31 8AX

TENURE Freehold

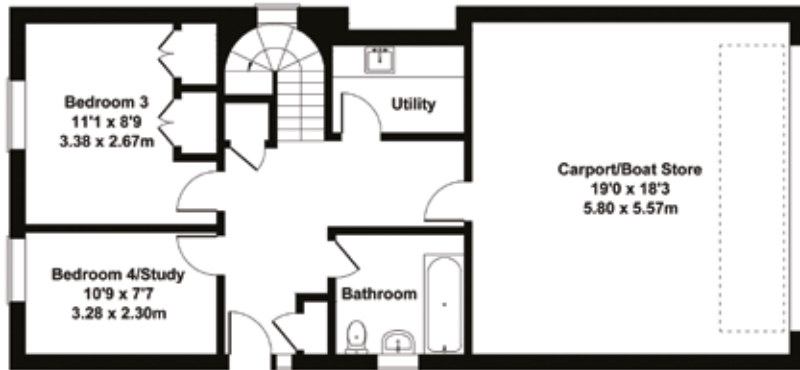
COUNCIL TAX Band G

EPC Rating C

SERVICE CHARGE There is a service charge of £368 per annum payable for maintenance of the roadway, pavement and communal lawns as well as a sinking fund. There is a contribution of £250 per annum towards management of the woodland.

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

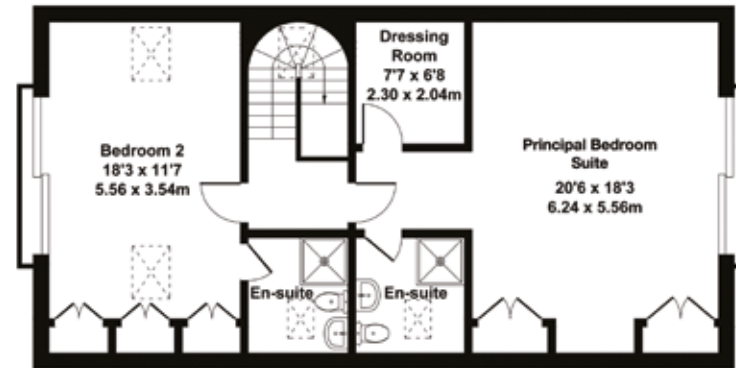
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

9 Solent Lawns

Approximate Gross Internal Area
2659 sq ft - 247 sq m

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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