

Grey Gates

42 SOLENT VIEW ROAD | GURNARD | ISLE OF WIGHT

SPENCE WILLARD



Grey Gates

42 SOLENT VIEW ROAD, GURNARD, ISLE OF WIGHT

A unique waterfront house with delightful gardens and direct access to the beach, a cabin, Beach House and wonderful sea views

THE ISLE OF WIGHT & GETTING HERE

Only 23 miles by 13 miles, and a short sea crossing from the mainland, the Island has a unique atmosphere boasting many attributes, not least of which is its slower pace of life and its own microclimate. It enjoys unspoilt villages and fine seaside resorts with many miles of impressive coastal scenery. With safe sandy beaches, it is a place for sailing, windsurfing and swimming, ideal for both young and old. There are many ways of crossing The Solent to the Island. If travelling by car there is a choice of three routes all with frequent services: including, Portsmouth to Fishbourne (45 minutes). If travelling on foot there is a fast and frequent catamaran service from Portsmouth to Ryde (15 minutes) and a similar service from Southampton to Cowes (23 minutes), both connecting with regular mainline train services to London Waterloo. There is also a hovercraft from Southsea to Ryde, taking 10 minutes. To the west of Bembridge there is a small private aerodrome and Southampton Airport is also within easy reach, on the mainland. The Island is an international sailing mecca with many events throughout the season, the most famous being Cowes Week. In addition, there are many premier yacht and sailing clubs including nearby Gurnard Sailing Club.

VIEWING

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The Property

Occupying an exceptional beachfront position, the superb and diverse garden links the spacious modern home to its private waterfront, with a cabin, as well as a Beach House adding to the enjoyment. There are wonderful sea views extending to the Hampshire Coast from both the house and grounds.

The impressive modern house was completed in 2007 and designed to provide light, spacious accommodation that takes advantage of the exceptional views and glorious sunsets. Generously proportioned rooms with good ceiling heights and spacious circulation areas are complemented by high-quality materials and fittings. Built to a high specification there are oak floors, skirting and internal doors throughout and a superb range of features in the house, including underfloor heating that can be remotely controlled, instant hot water, Sonos music system and a monitored alarm system. There is hard wired Wi-Fi throughout the house which extends to both the cabin and Beach House, as does the CCTV around the perimeter of the property.

A fantastic large first floor roof terrace is tucked between the gables of the property and enjoys views of the Western Solent and across to the New Forest, with outdoor speakers making for an idyllic setting to enjoy the surroundings and entertain with privacy. The cabin provides the versatility for overflow accommodation, a potential home office or studio space, whilst the Beach House with its decked entertaining terrace forms a wonderful waterside retreat. The well landscaped beachside terrace has direct beach access and features such as a rack for storage of paddleboards and kayaks allow full enjoyment of the waterfront; with the potential to reinstate a mooring this all adds up to an amazing and unique lifestyle opportunity.

Gurnard is a popular coastal village with a thriving sailing club, local shop, café and two pubs. 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 train connections to London.



Accommodation

GROUND FLOOR

Dressed stone pillars flank an **ENTRANCE PORCH** with oak front door opening to:

ENTRANCE HALL A light and spacious entrance to the house featuring a bespoke oak staircase leading to the Galleried Landing above. Large walk-in coats cupboard with shoe racks.

CLOAKROOM Contemporary wash basin, and WC.

KITCHEN/BREAKFAST ROOM A south facing room comprehensively fitted with an extensive range of base and wall cupboards and marble worksurfaces. Range of Miele appliances including double oven, steam oven, microwave and dishwasher. Siemens induction hob with extractor over and Neff American-style fridge freezer.

DINING ROOM An impressive, spacious room with French doors to the garden enjoying fine views. Bespoke built-in oak cupboards and wide opening to:

SITTING ROOM An exceptional room with large picture windows and bi-fold doors across the rear elevation opening to a paved terrace and garden providing sea views. Bespoke built-in oak cupboards and woodburning stove with log storage beneath. There is a cleverly concealed home cinema system, with automated drop-down projector, screen and speakers along with electronically operated black out blinds.

STUDY Overlooking the front driveway and with an extensive range of built-in oak cupboards and shelving.

UTILITY ROOM Worksurfaces, sink, space for washing machine and dryer. Wall-mounted Vaillant gas fired boiler, extensive shelving and door to side path.



FIRST FLOOR

GALLERIED LANDING High ceilings incorporating roof lanterns and French doors opening to:

ROOF TERRACE A superb outdoor seating and dining area with wonderful views to the Hampshire coast. Hardwood decked flooring, external speakers, power, lighting and BBQ. Stainless steel spiral staircase to the garden.

PRINCIPAL BEDROOM SUITE A spacious room with vaulted ceilings and two sets of French doors with fan lights above providing fantastic views and access to both the **ROOF TERRACE** and **COVERED BALCONY. WALK-IN WARDROBE** with extensive hanging rails and shelving. **BATHROOM EN-SUITE** Beautifully appointed with walk-in shower with pebbled floor, twin wash basins with drawers beneath and large, illuminated mirror over. Double-ended bath with TV. Adjacent WC and wash basin.

BEDROOM 2 Dominated by superb Solent views, vaulted ceiling with electrically operated rooflights and ceiling fan.

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

BEDROOM 3 Double bedroom with a southerly aspect enjoying country views and with a built-in wardrobe.

BEDROOM 4 A double bedroom with southerly aspect, (currently with two sets of bunk beds for children).

FAMILY BATHROOM Bath with tiled surround and separate shower over, twin wash basins with built-in drawers, WC and heated towel rail.

BEDROOM 5 Spacious double bedroom with southerly aspect.

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

INTEGRAL GARAGE/WORKSHOP

Running the full depth of the house and with a 3m ceiling height, with an electric up and over door to the front elevation and a pair of oak doors to the rear enabling access from the front drive to the rear garden.

Outside

To the front of the house, there are two sets of brick gate pillars with a block paved 'in and out' driveway providing parking for three to four cars. In addition, there is a pedestrian gate set in an arched frame clad in roses, as well as pedestrian access to either side of the property to the rear garden..

The beautifully landscaped and planted gardens form an exceptional setting for the property. Across the rear elevation is a paved slate **TERRACE** from which the views can be enjoyed with a stainless-steel spiral staircase leading up to the first floor **ROOF TERRACE**. Steps lead down to a lawned garden flanked by borders and an array of trees framing the Solent views. There are a wide range of fruit trees including damson, apple, pear and plum.

A paved slate path leads to a **GREENHOUSE** and a cabin, known as **THE SUMMER HOUSE**, a detached brick built and clad structure with slate roof, which was built in around 2005 providing a versatile space currently forming overflow accommodation but which could easily be used as a gym or home office. The cabin includes a **KITCHEN/LIVING ROOM** with electric hob, fridge, built-in cupboards and sink unit along with a seating and dining area. Sliding glazed doors lead to the adjacent **TERRACE**. There is a **DOUBLE BEDROOM** and a small 'CABIN ROOM' with a child's bed and **SHOWER ROOM** which is tiled throughout with shower, wash basin and WC. The adjacent **TERRACE** is enclosed by hedging from which the sea views can be enjoyed with privacy.



At the end of the lawned garden is a superb oval decked **TERRACE** forming an amazing al-fresco seating and dining area from which the views over the garden and Solent can be enjoyed. A track meanders down the slope towards the beach flanked by superbly landscaped and planted rockeries and borders, one of which features a Monet-style bridge. Part way down is a **TREE HOUSE** with log store beneath and a 40 foot long stainless steel slide. Adjacent is a **GARDEN MACHINERY STORE** served by power and lighting. There is an irrigation system in place for much of the front and rear gardens.

At the bottom of the garden is a superb timber clad **BEACH HOUSE**, ideal for making use of the water frontage and stunning views. Served by power and with Wi-Fi, the Beach House has bi-fold doors opening to a large, decked terrace ideal for entertaining a barbecue area and seating for 12. Adjacent is a paddleboard/kayak and dinghy store. Outside lighting extends throughout the length of the garden from the house to the beachfront. Secure fencing extends just below the beach house with both a pedestrian gate and pair of gates facilitating vehicular access* onto the waterfront garden where there is an extensive **BEACHSIDE TERRACE** with steps down to the beach providing an exceptional lifestyle opportunity.

*A JCB Workmax 4x4 utility vehicle will be included in the sale of the property to facilitate maintenance of the garden and access between the beachfront to the house.

MOORING The current owners have had a mooring, (which would now need to be replaced).



General Information

COUNCIL TAX

Band G

EPC

Rating C

TENURE

Freehold

POSTCODE

PO31 8JZ

SERVICES

Mains water, electricity, drainage and gas. Gas fired boiler installed in 2023 serving underfloor heating. In-wall vacuum system with 5 wall points throughout the house, with collection container in the garage. Electric Vehicle Charger. 2,000 litre underground water storage for garden irrigation.

VIEWINGS

All viewings will be strictly by prior arrangement with sole selling agents Spence Willard:

cowes@spencewillard.co.uk

01983 200880

www.spencewillard.co.uk



The Summer House

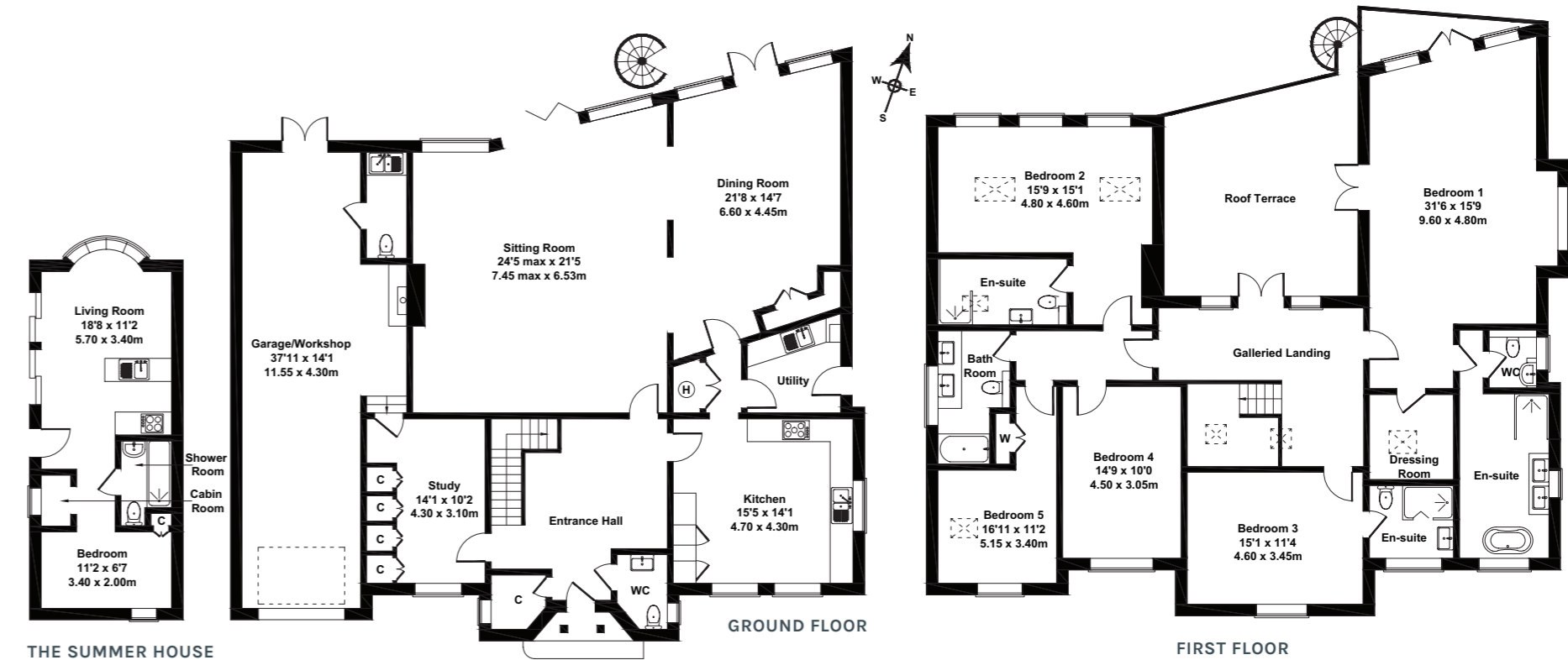


The Summer House

GREY GATES

Approximate Gross Internal Area:
4262 sq ft / 396 sq m

For illustrative purposes only - Not to scale



THE SUMMER HOUSE

GROUND FLOOR

FIRST FLOOR

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard and Knight Frank in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.

