

SPENCE WILLARD



Fairwinds, Rew Street, Gurnard, Isle of Wight

A particularly spacious bungalow occupying a quiet, elevated position with wonderful far reaching views across fields to the rear, with large integral garage/workshop, additional detached garage and parking

VIEWING

COWES@SPENCEWILLARD.CO.UK 01983 200880 WWW.SPENCEWILLARD.CO.UK



Fairwinds

Pleasantly situated in a semi-rural location, this light and spacious bungalow offers four double bedrooms with en-suite bathroom to the principal bedroom. Featuring an attractive split level open-plan sitting/dining room with large glazed doors to both areas making the most of the lovely views to the rear. UPVC double glazed windows and front door have been installed and there is gas central heating throughout, with a new boiler installed in 2021. The property is situated on the edge of Gurnard which has a popular sailing club, shop, café, two pubs and a village hall, with Cowes approximately 2.5 miles away and Newport only 4 miles away.

Accommodation

A contemporary style door with glazed side panel to:

Entrance Hall A good size entrance to the property with airing cupboard housing new hot water tank and shelving, built in coats cupboard, access to part boarded loft.

Kitchen Well fitted with oak fronted wall and base units with concealed lighting, granite effect worksurfaces with 1¼ bowl sink unit with monobloc tap. Integrated dishwasher and freezer. Rangemaster gas cooker with 5 ring hob and double oven with Rangemaster cooker hood over. Breakfast

bar area. Window overlooking the front garden. Door to integral garage. Door to:

Utility Room With matching units and worksurfaces, stainless steel single drainer sink. Fridge. Plumbing for washing machine, space for tumble dryer.

Sitting Room/Dining Room An impressive split-level area with well-proportioned sitting room on the lower level with dual aspect windows to side and large patio doors enjoying the open outlook over fields to the rear. Woodburning stove fitted to the chimney breast. Steps lead up to the dining level with space for a large table and French doors enjoying the superb rural views.

Bedroom 1 A double bedroom with a good range of mirror fronted built-in wardrobes. Rear aspect enjoying views over the garden to fields beyond. Archway to:

Bathroom En-Suite Attractively fitted to provide a contemporary look to the bathroom with a freestanding double ended bath with floor standing taps incorporating shower, large glazed shower enclosure, wash basin and WC. Part tiled walls and tiled floor. Obscured window to side.

Bedroom 2 A good double bedroom enjoying the lovely views to the rear. Wood effect flooring.

Bedroom 3 With built in mirror fronted wardrobe. Window to front.

Bedroom 4 A double bedroom with window to front.

Bathroom White suite with a bath, shower, wash basin and WC. Part tiled walls.

Outside A wide block paved and gravelled area to the front of the property provides ample parking in addition to a large Integral Garage/Workshop with remote controlled electric roller door, light and power, radiator, hot and cold water, Worcester gas boiler (installed in 2021) and window to side, an ideal space





to incorporate into the bungalow if further living accommodation or bedrooms were required, subject to necessary permissions. In addition a Large 'Nucrete' Detached Garage was constructed to the side of the property in 2023 with a 10 year guarantee. Wide rear garden backing onto fields with a paved terrace adjacent to the sitting room enjoying far reaching rural views. The remainder of the garden is laid to lawn with shrub and flower borders. Timber summer house. Side garden laid to lawn with small metal shed.

Services Mains water, electricity, drainage and gas. Gas fired central heating.

EPC Rating D (A new boiler has been installed since the EPC was produced)

Postcode PO31 8NW

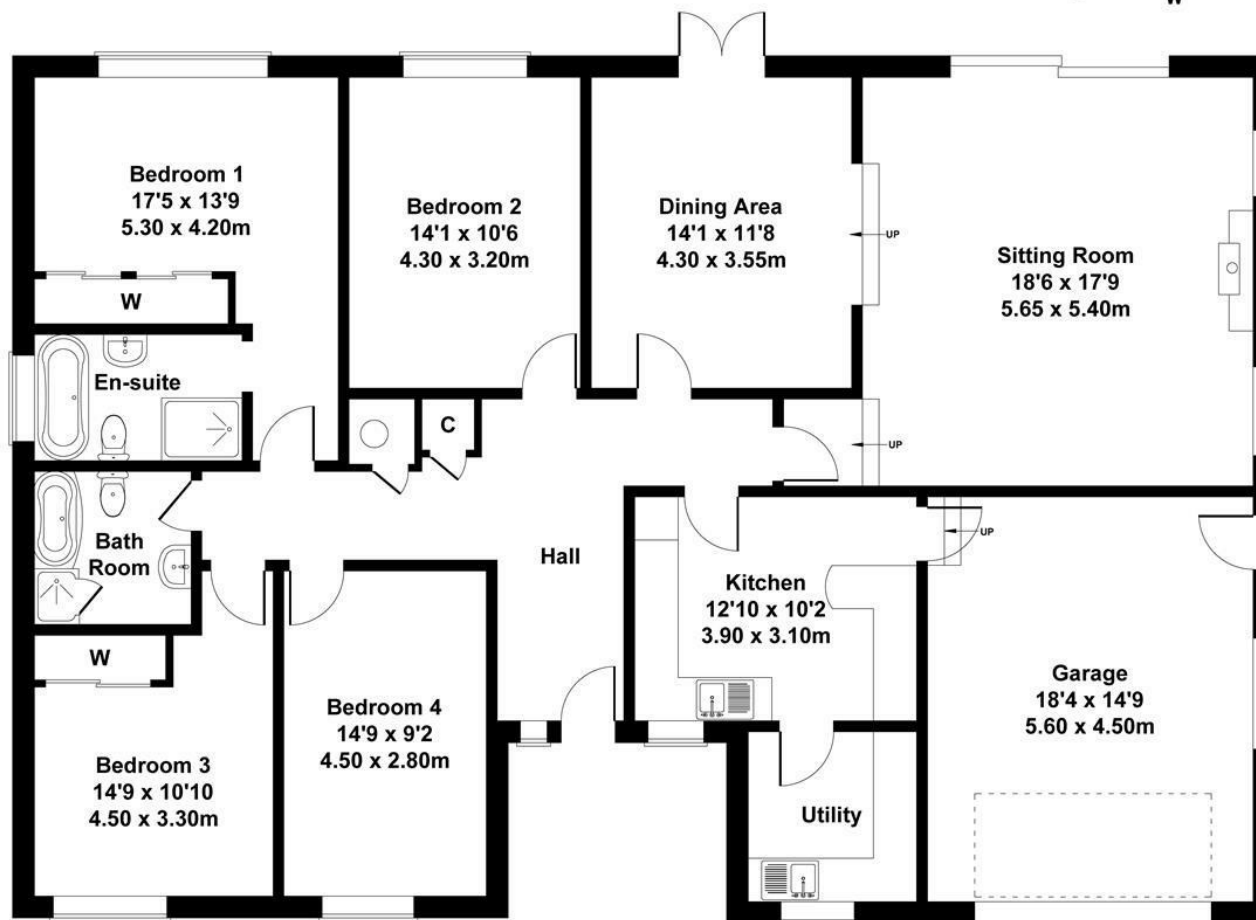
Tenure Freehold

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



Fairwinds

Approximate Gross Internal Area
1970 sq ft - 183 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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