

SPENCE WILLARD



45, Worsley Road, Gurnard, Isle of Wight

A charming and deceptively spacious house situated in the heart of the village with parking, garage and Solent views

VIEWING:

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This delightful period house benefits from a southerly orientation and has been substantially extended to the side and rear providing surprisingly spacious and good quality accommodation yet retaining a wide array of original features combined with modern comforts. This attractive semi-detached home has two particularly elegant and spacious reception rooms on the ground floor as well as a great kitchen/dining room with doors to the garden and a separate utility room and cloakroom. The first-floor features four double bedrooms and two bathrooms whilst there is also an attic area with planning consent for conversion to a further room, ideal as a study area with panoramic sea views. Externally, there is a front garden including a gated parking area and a south and west facing rear garden with both a summer house and garage. There are UPVC double glazed windows virtually throughout, (except the original front bay windows which have been retained with secondary glazing added.)

Situated within the heart of this popular coastal village on tree lined Worsley Road, the village shops, café, church and local pub are close by. The popular sailing club, beachside village green and a further pub are also only a short walk away. The nearby internationally renowned sailing mecca of Cowes provides a wider range of shops and restaurants, as well as a frequent passenger ferry service to Southampton.

ACCOMMODATION GROUND FLOOR

An arched opening leads to an **ENTRANCE PORCH** with panelled and glazed front door opening to:

HALLWAY With tiled flooring and a pair of partially glazed doors opening to **INNER HALL** with staircase off and understairs cupboard with shelving and coat hooks.



SITTING ROOM A really attractive, nicely proportioned room with wide bay window to the front elevation, timber flooring and a period fireplace, (understood to originate from The Mauretania) comprising a timber surround with marble in-slips and stone hearth. There is a good range of built-in book shelving and cupboards.

KITCHEN/DINING ROOM Fitted with an extensive range of base and wall cupboards incorporating an island unit with granite worksurfaces with integral dishwasher, wine fridge, space for American-style fridge freezer and space for a range cooker with extractor above. Travertine flooring. The room has ample space for a dining table and a wide pair of glazed doors opening to, and providing an outlook over, the rear garden.

UTILITY ROOM Built-in cupboards, worksurfaces, sink unit and space for washing machine and tumble dryer. Vaillant gas-fired boiler.

CLOAKROOM Washbasin and WC.

LIVING ROOM A beautifully proportioned room with a decorative, marble fireplace and sliding glazed doors opening to the garden. This particularly light and spacious room has wooden flooring.

FIRST FLOOR

LANDING Featuring original stripped pine spindles and handrail.

BEDROOM 1 A light and spacious double bedroom with a wide bay window to the front elevation fitted with an extensive range of hand-built cupboards and drawers.

SHOWER ROOM EN-SUITE Partially tiled with Italian marble. Shower, washbasin, WC, bidet and heated towel rail.

Door providing access to staircase leading to partially converted **ATTIC STORE** currently used as a studio. A pair of large Velux windows provide superb westerly views. There is planning consent to complete the conversion. Adjacent **STORAGE AREAS**.

BEDROOM 2 A dual aspect double bedroom with Solent views and built-in cupboards.

BEDROOM 3 A double bedroom with view of the Western Solent and an attractive period fireplace with timber surround.

FAMILY BATHROOM Bath, washbasin with built-in drawers beneath, shower, WC and bidet. Largely tiled in Travertine. Airing cupboard with slatted shelving.

BEDROOM 4 Double bedroom with two large sash windows providing great views of the Western Solent and surrounding countryside. Built-in cupboards.





OUTSIDE

To the front of the house is an enclosed garden incorporating a gravel parking area accessed by a substantial sliding timber gate. Adjacent is a small lawned garden and separate pedestrian gate opens to a tiled path leading to the front door. A gated side path provides access to the rear garden.

To the rear of the house, accessed from the kitchen, is a stone paved terrace providing an attractive south and west facing seating area. There is a further terrace adjacent to the living room beyond which is a lawned garden enclosed by wooden fencing with various borders planted with an array of trees and shrubs including an impressive magnolia tree. Greenhouse, external power point.

GARAGE/ WORKSHOP 6.1m X 3.6m up and over door, power, lighting and fitted with a metallic roof including 80mm insulation. Hardstanding to front with potential parking for a small car.

SUMMER HOUSE A multipurpose space/store served by power.

SERVICES Mains water, electricity and drainage. Gas-fired central heating.

EPC Rating C

TENURE Freehold

COUNCIL TAX Band D

POSTCODE PO31 8JR

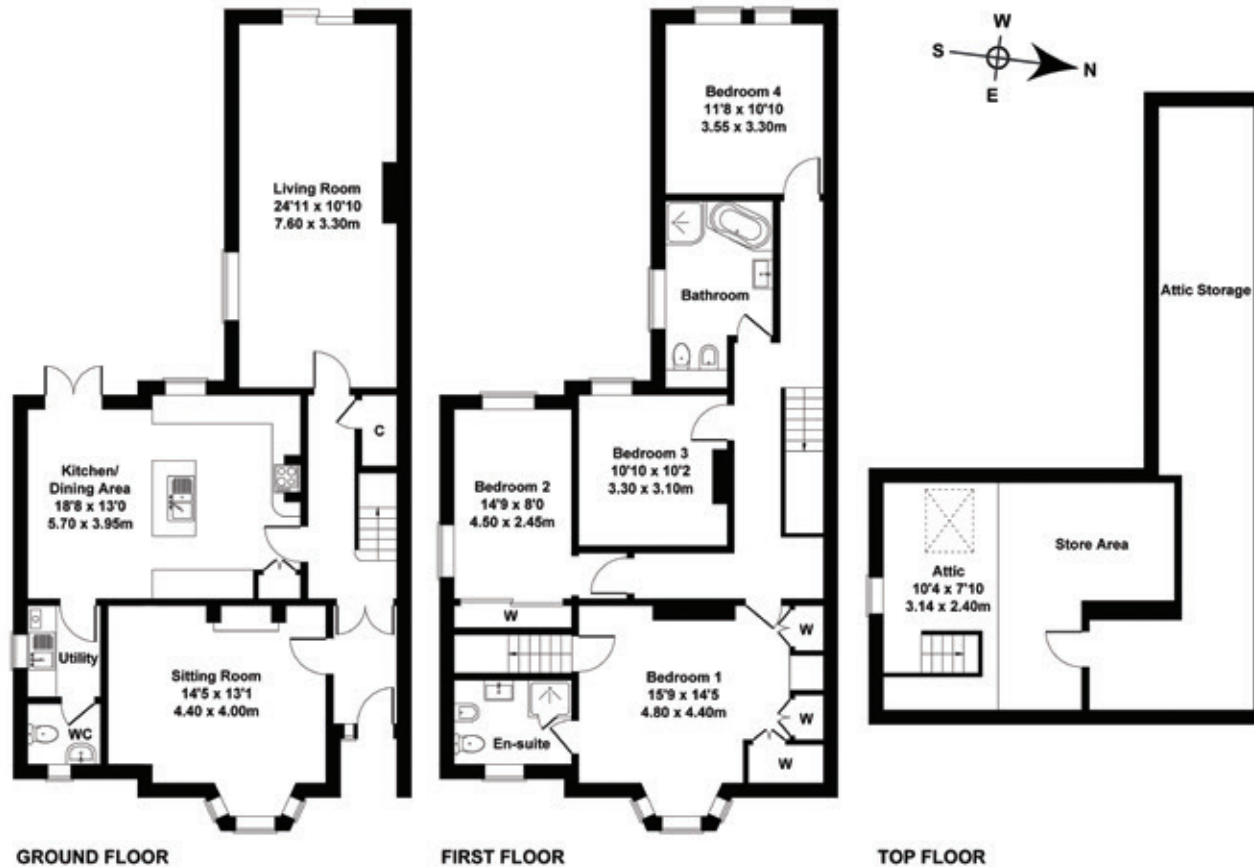
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.





45, Worsley Road, Gurnard, PO31 8JR

Approximate Gross Internal Area
2422 sq ft - 225 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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