

SPENCE WILLARD



48 Lower Church Road, Gurnard, Isle of Wight

# *An exceptional contemporary coastal home providing high quality accommodation within 100 metres of the sea with wonderful views of the Western Solent*

VIEWING:

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Located in the particularly sought-after village of Gurnard, just a couple of minutes walk from the beach, with village facilities including the popular sailing club, coffee shop, convenience store and two pubs (one of which has great sea views) all within walking distance. The westerly views take in both the Western Solent and surrounding countryside. Nearby Cowes provides a wider range of facilities including a wider range of shops, restaurants and is world-renowned for sailing facilities as well as the high speed Red Jet ferry service, providing frequent services to Southampton with onward connections to London.

The stunning five bedroom home, built in around 2011 and underwent extensive refurbishment in 2020 by the current owners and finished to exacting standards with high quality fittings throughout, providing a striking, comfortable, efficient and low-maintenance home, designed to make the most of the stunning views. Powder coated aluminium double glazed windows and doors have been fitted with underfloor heating throughout, all of the first floor rooms benefit from plantation shutters and a new kitchen and bathrooms have been fitted. The accommodation is arranged over two floors with a double garage and parking, whilst there are a range of external seating areas to the front and rear of the house in addition to a versatile studio space.

The property is available as a turnkey solution by negotiation.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENTRANCE HALL** A glazed front door leads to a spacious entrance hall with partly panelled walls, a coats cupboard and staircase to first floor.









**KITCHEN/LIVING ROOM** The recently installed, well-appointed kitchen opens to a generous seating and dining area with wide bi-fold door to the rear elevation and roof lights making for a light and versatile space. The superbly fitted kitchen provides an extensive range of built-in cupboards, an island unit with breakfast bar and 1½ bowl ceramic sink with Quooker tap, providing both filtered and boiling water. Integral Miele appliances include double ovens, a ceramic four-ring hob with extractor over, fridge-freezer, dishwasher and wine fridge.

**BEDROOM 2** A particularly spacious double bedroom with sliding glazed doors opening to the TERRACE and with Solent views to the Hampshire coast.

**SHOWER ROOM EN-SUITE** Beautifully appointed with a large shower cubicle, WC and washbasin set on a vanity unit with marble surface and storage beneath.

**BEDROOM 3** A double bedroom with Solent views and built-in wardrobe cupboards.

**SHOWER ROOM EN-SUITE** Shower, wash basin and WC.

**UTILITY ROOM** With access from the side of the property, an ideal space following your return from the beach, fitted with built-in cupboards, worksurfaces, sink unit and space and plumbing for washing machine. Cupboard housing Vaillant gas-fired boiler and hot water tank. Door to **CLOAKROOM** with WC and wash basin with cupboard beneath.

#### FIRST FLOOR

**SPACIOUS LANDING** With a wide opening to:

**SITTING ROOM** A light and spacious room with vaulted ceiling and largely glazed apex providing stunning Solent and country views, with bi-fold door opening across the western elevation to a covered balcony enjoying year-round sunsets.

**PRINCIPAL BEDROOM** Benefitting from a vaulted ceiling with glazing to provide wonderful views of the sea and surrounding countryside. A range of built-in wardrobe cupboards.

**SHOWER ROOM EN-SUITE** Tiled throughout, with a large walk-in shower, wash basin set on a vanity unit with marble top and WC.

**BEDROOM 4** Double bedroom with a series of built-in cupboards overlooking the rear garden.

**BEDROOM 5** Double/twin bedroom overlooking the rear garden. Fitted cupboard.





**FAMILY BATHROOM** A light and spacious bathroom with marble tiled walls and floor, comprising bath with glazed screen and shower over, wash basin set on vanity unit with storage below and WC.

#### OUTSIDE

There is a block paved parking area for three cars adjacent to the **DOUBLE GARAGE**. Wide steps with a stainless-steel handrail and lighting lead up to the front of the house where there is a large decked **TERRACE** enclosed by a well-stocked planter from which the views across The Solent can be enjoyed with privacy. A gated path to the side of the house leads to the rear garden which provides a series of low-maintenance paved **TERRACES** and raised borders creating a variety of outdoor seating areas to enjoy the sunshine throughout the day. On the top level, there is a detached **STUDIO** with glazed doors opening to a terrace ideal for providing overspill accommodation (or for use as a home office or gym) and currently comprises an additional seating area with sofa bed, built-in storage and a **SHOWER ROOM** with shower and WC.

**SERVICES** Mains water, electricity, drainage and gas. Gas-fired central heating with underfloor heating throughout.

**EPC Rating** C

**TENURE** Freehold

**COUNCIL TAX** Band D

**POSTCODE** PO31 8JG

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

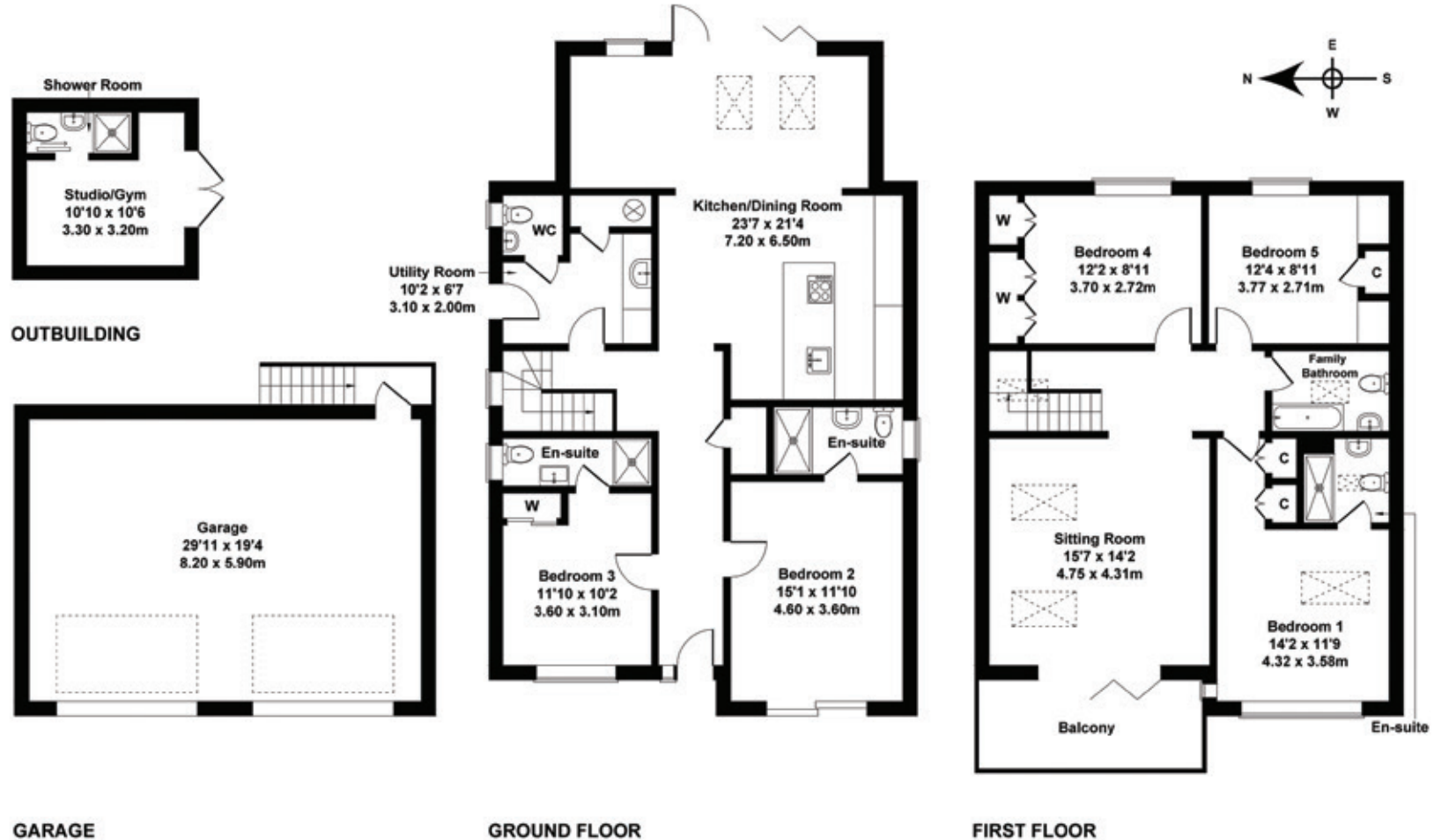






## 48 Lower Church Road

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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