

SPENCE WILLARD



11 Solent View Road, Gurnard, Isle of Wight

A generously proportioned and thoughtfully updated family home situated in this sought after coastal village with large south facing garden and driveway

VIEWING
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11 SOLENT VIEW ROAD

Positioned along the popular Solent View Road, this impressive, detached family home enjoys a peaceful setting within the heart of the highly sought-after coastal village of Gurnard. The property sits in a gently elevated position to capture natural light and sea glimpses toward the Solent. The village shop, café, church and two friendly pubs are all within a short stroll. The much-loved Gurnard Sailing Club, dog-friendly beach and village green are just a few minutes' walk away – the ideal spot for enjoying the area's famous sunsets across the Western Solent and the varied water-based activities the bay has to offer. The nearby, internationally renowned sailing mecca of Cowes provides a vibrant high street filled with independent shops and restaurants as well as a high-speed Red Jet passenger ferry service to Southampton for convenient mainland connections.

Owned by the same family since 2007, this much-loved principal home has been thoughtfully updated over the years to create a warm and comfortably living environment. Improvements include the installation of a new kitchen, a modern downstairs shower room and elegant engineered oak flooring throughout the main ground floor living areas. The home features a cosy kitchen/ dining room with clear potential to extend and create a superb open-plan family space. Complemented by a beautifully proportioned sitting room with natural light and wide sliding doors that open onto the impressive, south-facing rear garden. This attractive and largely lawned garden makes the perfect setting for outdoor relaxation and entertaining.

To the front, a smart block-paved driveway provides parking for two vehicles. The ground floor also benefits from a large, versatile room with its own front and rear access, currently used for storage and as a utility area but offering excellent potential for conversion into a self-contained studio or additional living accommodation, subject to any necessary planning consents.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A spacious entrance featuring a practical porch for coats and shoes with ceramic tiled flooring. A wide staircase leads to the first floor with useful understairs storage.

SHOWER ROOM Modern and functional, fitted with walk-in shower, wash basin, WC. Ceramic tiled flooring.

KITCHEN/ DINING ROOM A bright space combining a modern kitchen with dining area. The kitchen includes a range of built-in cupboards and integral appliances including Zanussi double oven, 4 ring Bosch hob with extractor over, Bosch dishwasher and space for fridge. Belfast sink, solid oak work surfaces and ceramic flooring. An external door provides side access with clear potential to extend the space across the width of the house.

SITTING ROOM A generously proportioned, dual aspect room with a southerly outlook onto the garden. Features an attractive fireplace with wood burning stove, engineered oak flooring and wide sliding doors opening onto the south-facing patio and lawned garden.

UTILITY ROOM A large versatile space accessed via its own front or rear doors. Equipped with built-in cupboards, work surfaces, sink unit and space for washing machine and dryer, along with separate WC. Opportunity for potential conversion into self-contained studio or overflow accommodation.

FIRST FLOOR

LANDING Spacious landing providing access to the bedrooms and study, with loft hatch and airing cupboard with slatted shelving housing gas fired boiler.

BEDROOM 1 A large double bedroom with wide windows overlooking the southerly garden. Fitted double wardrobes.

BEDROOM 2 A further generous double bedroom with rear garden views and a walk-in wardrobe.

FAMILY BATHROOM Fitted with a bath with shower over, wash basin, WC and storage cupboard.

BEDROOM 3 A double bedroom to the front enjoying coastal glimpses.

BEDROOM 4/ STUDY Currently used as a home office, this flexible room also benefits from sea glimpses and could serve as a fourth bedroom if required.





OUTSIDE

To the front of the property is a block paved driveway providing parking for two cars with carport offering a practical covered space. Side access is available on both the western and eastern sides offering convenient connection from the front of the property to the rear garden. The rear garden is a true highlight featuring an attractive terrace area as well as further wooden decked area with a large, level lawn, ideal for family life and outdoor entertaining. Predominantly enclosed by brick walls the garden enjoys an array of flowing plants including a mature bottle brush tree, agapanthus and roses creating a charming and colourful setting. Towards the far end of the garden hydrangeas and acers add to the appeal while a practical shed provides useful storage space.

ADDITIONAL INFORMATION

SERVICES Mains water, electricity, gas. Gas fired central heating.

TENURE Freehold

EPC Rating C

COUNCIL TAX Band E

POSTCODE PO31 8JY

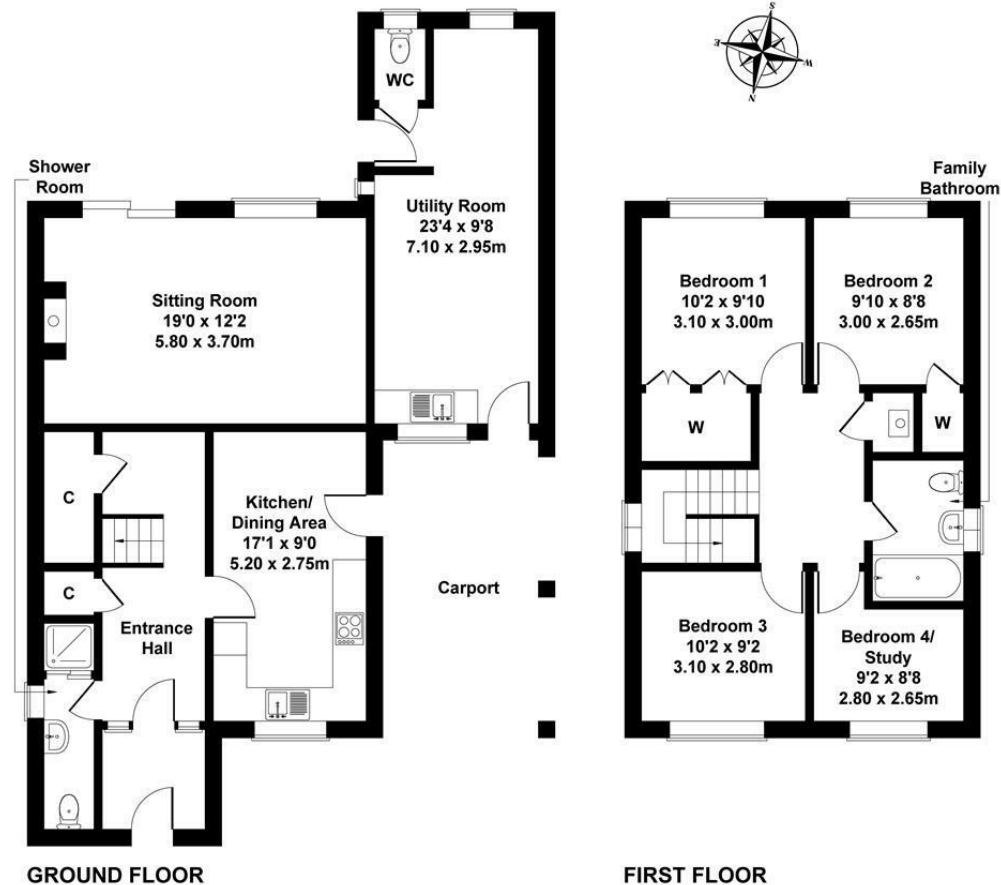
Viewings All viewings will be strictly by prior arrangement with the sole selling agents





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Approximate Gross Internal Area
1421 sq ft - 132 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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