



**MARVINS**  
ESTATE AGENTS



**15 WORSLEY ROAD, GURNARD, PO31 8JW**

**OFFERS IN THE REGION OF £665,000**

A detached 3 bedroom family home located in the heart of popular Gurnard village, within easy reach of local facilities and also high speed passenger ferry service connections to Southampton. This home has been completely refurbished to a high standard and sympathetically whilst keeping the 1930s architecture. The present vendors extended the property and were rewarded with the Sybil Bodycomb Award from the Isle of Wight Society for their works. The upstairs accommodation enjoys far reaching westerly views including some sea views. Ground floor level has spacious living areas including a large Kitchen and spacious open plan Living/Dining Area. To the rear of the property there are good size gardens and a substantial detached Garage/Workshop. Again built to a high standard and building regulations, with large loft space, electric door and access from The Avenue. The garage has planning permission for conversion to form a separate annexe which would suit expanding families or those with relatives wishing to live close by. It offers excellent additional flexible accommodation, also with Planning consent for three off road parking spaces. Early viewing to fully appreciate the quality accommodation and all this ~~home has to offer~~ **home has to offer** is highly recommended.

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## 15 WORSLEY ROAD, GURNARD, ISLE OF WIGHT PO31 8JW

Tiled open porch area leads to:

### ENTRANCE HALL

Light and airy with the original 1930's staircase and woodwork. Recently decorated. Doors to Reception Rooms and Kitchen.

### KITCHEN

21'10" x 9' (6.65m x 2.74m)

This good size room, has been extended in the past with door opening on to rear garden. A well equipped range of light wood base and wall units and dark laminate work surfaces. Integral double oven and 5 burner gas hob with hood above. Space for dishwasher, washing machine, tumble dryer and fridge/freezer Double glazed window. Radiator. Doorway leads to:

### OPEN PLAN LIVING/DINING AREA

24'10" x 11'3" (7.57m x 3.43m)

Large bright and airy room with double patio doors overlooking the terrace. Multi fuel stove within the chimney breast and built in shelving either side. Radiator.

### SITTING ROOM

15'3" into bay x 10'10" (4.65m into bay x 3.30m)

A bay fronted sunny room. Multi fuel stove. Double glazed window. Radiator.

First Floor

### LANDING

A bright landing and recently carpeted with all rooms leading off with the original 1930's doors. Wooden cupboard. Loft hatch with retractable loft ladder, leads to fully boarded roof space with light and power. Airing cupboard housing hot water tank.

### BEDROOM ONE

15'3" into bay x 10'10" (4.65m into bay x 3.30m)

Front aspect. Double bay glazed window. Radiator

### BEDROOM TWO

11'10" x 10' (3.61m x 3.05m)

Rear aspect with far reaching views over the countryside and Solent beyond. Two double built in wardrobes. hand crafted to match the original character of this home. Double glazed window. Radiator.

### BEDROOM THREE

12'7" x 8'11" (3.84m x 2.72m)

Rear aspect with views over the countryside and Solent beyond. Double glazed window. Radiator.

### BATHROOM

A newly refurbished suite in 2020 comprising panelled bath, wash hand basin and low level WC. Double glazed window. Radiator.

### SEPARATE SHOWER ROOM

Comprising shower cubicle, low level WC and wash hand basin. Double glazed window.

### OUTSIDE

A hand crafted wooden gate leads to the front garden with small mature shrubs dotted amongst a pebble frontage. Side entrance to the good size westerly facing

rear garden, laid mainly to lawn with flower beds. A large paved patio area and timber garden store/summer house. Planning consent for three off road parking spaces.

### GARAGE/WORKSHOP

21'2" x 17'10" internal (6.45m x 5.44m internal)

A substantial cavity brick built modern garage/workshop building with with Planning Approval and full Building Regulations. The garage has planning permission for conversion to form a separate annexe which would suit expanding families or those with relatives wishing to live close by. It offers excellent additional flexible accommodation. Access from the Avenue. Electric remote control roller door. Ample electric points, Inset ceiling lighting and long fitted work bench. Double glazed with personal access door from the garden Multi fuel stove. Access via loft ladder to fully boarded and lined loft space, offering fantastic storage space.

### TENURE

This property is Freehold.

Council Tax Band D

TOTAL FLOOR AREA - 115 square metres









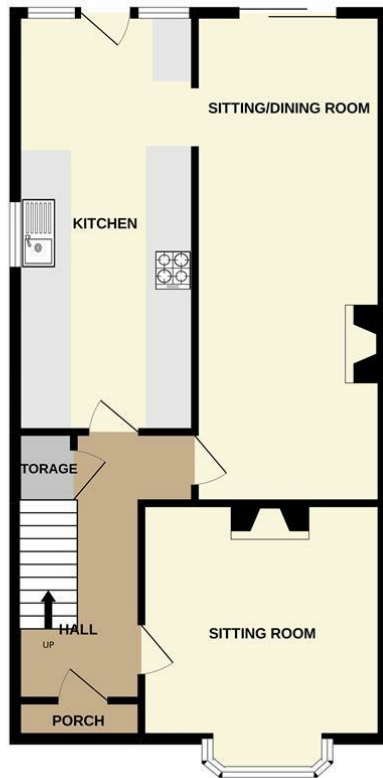








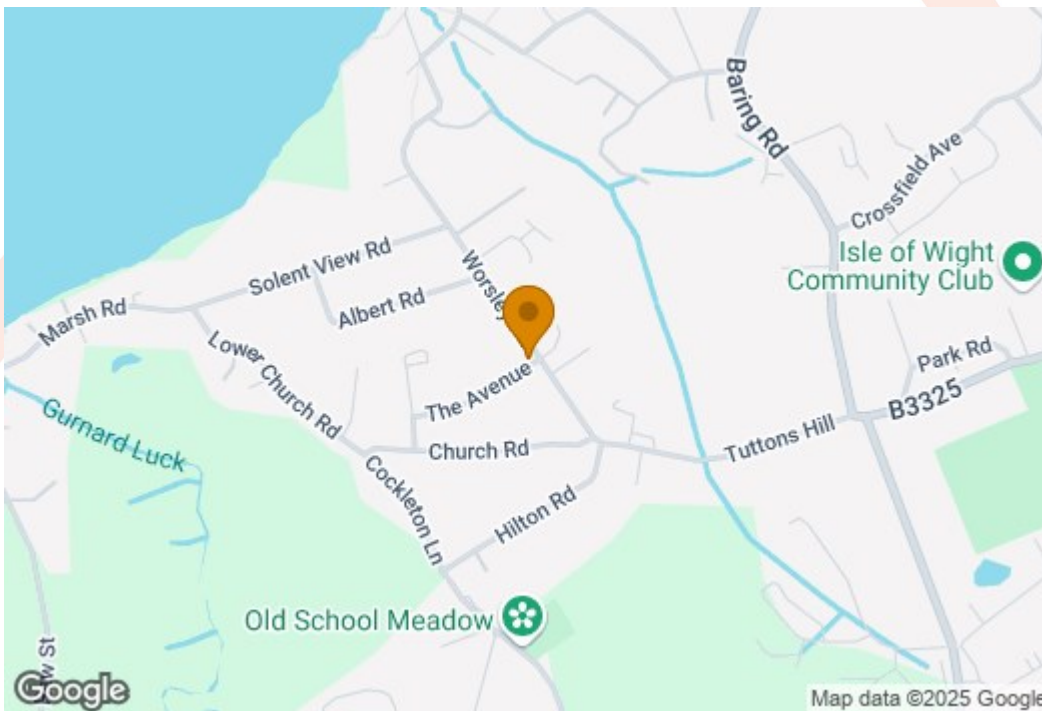
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>53</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales

EU Directive  
2002/91/EC

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