

SPENCE WILLARD



18 The Avenue, Gurnard, Isle of Wight

# *A charming and characterful cottage in this sought-after coastal village, delightful large garden with cabin and westerly sea views*

VIEWING  
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This beautifully maintained property, presented with a coastal aesthetic, has unique charm with a well-balanced internal layout. The original cottage has been extended to provide a naturally light breakfast room complemented by the original separate cosy sitting room and dining room. The property has an abundance of character combined with modern comforts and practicality with a useful utility area whilst on the first floor there are two double bedrooms and a well-appointed shower room.

Approached via a pretty, gravelled garden the property has kerb appeal and occupies a superb quiet location in the village. The rear mature garden is a truly wonderful space from which the esteemed Gurnard sunsets can be enjoyed, together with two storage sheds and a superb cabin with views of the Solent. The village amenities include local shop, active sailing club, two pubs and café within walking distance. The internationally renowned sailing centre of Cowes with its wide range of independent shops and restaurants along with frequent passenger ferry service to Southampton is just a few minutes' drive.

## ACCOMMODATION GROUND FLOOR

**SITTING ROOM** An inviting room with fireplace housing wood-burning stove set on a slate hearth. Archway through to:

**DINING ROOM** Spacious dining area, neutral flooring, pendant light, characterful stained-glass window set into the adjoining kitchen wall. Staircase with storage cupboard beneath rising to first floor.

**BREAKFAST ROOM** A particularly light and versatile conservatory style room, currently used as a breakfast area, wooden panelling and shelving. French doors open onto the rear terrace and garden. Opening through to:

**KITCHEN** Well-fitted with a range of cabinetry, solid wood work surfaces, classic butler sink and integrated fridge/freezer. Space for dishwasher and oven. Large serving hatch.

**UTILITY AREA** A useful space with storage cabinet and work surfaces over, space for washing machine.

#### FIRST FLOOR

**BEDROOM 1** A good size double bedroom with built-in cupboards, ornate fire surround.

**SHOWER ROOM** Curved walk-in shower, WC, wash basin with cupboard beneath, heated towel rail. Views over the rear garden and Solent beyond.

**BEDROOM 2** A double bedroom that enjoys elevated views of the sea, wooden storage shelves, loft hatch and cupboard housing boiler.

#### OUTSIDE

To the front of the property is a gate leading from the road to a gravelled area with shrubbery creating a private setting. To the rear, there is a large mature garden accessed directly from the breakfast room to a raised decked terrace with wooden pergola and climbing greenery, steps lead down to a low maintenance lawned area with well-planted borders and various fruit trees. The end of the garden is fully paved with stone, with two useful storage SHEDS and GARDEN CABIN (13'5 x 10'5) with power, heating and a small wash basin. The cabin is timber-clad and could function as a studio or overflow accommodation. From the cabin window there are lovely views over the neighbouring rooftops towards the western Solent.

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

**TENURE** Freehold

**EPC Rating** D

**COUNCIL TAX** Band B

**POSTCODE** PO31 8JL



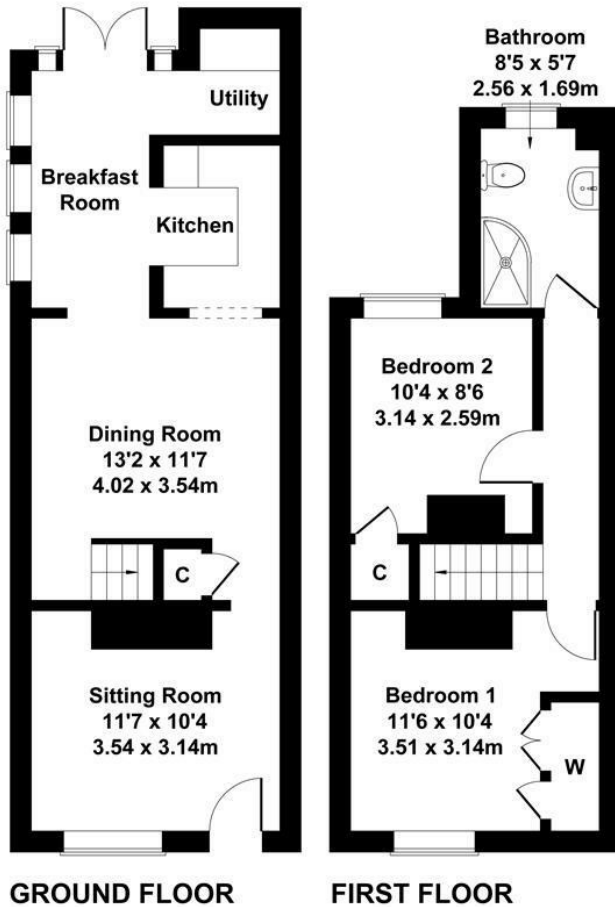
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.





# 18 The Avenue

Approximate Gross Internal Area  
753 sq ft - 70 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.

Produced by Potterplans Ltd. 2026



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