

Plot 7, Westbrook Lane Development

OFF WORSLEY ROAD, GURNARD

SPENCE WILLARD

Westbrook Lane Development

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An exclusive chance to acquire the last remaining property on this select, highly sought-after development, of just six homes nestled in a quiet cul-de-sac in this popular coastal village

Location

Situated just off the popular tree-lined Worsley Road, Westbrook Lane is set in the heart of Gurnard Village, with close proximity to the village shops, café, and local pub.

A short walk away is Gurnard Green, which provides a glorious spot for enjoyment throughout the year, with views of the Western Solent and a particularly great vantage point for watching the sun set. There is also a children's play area and another pub.

There is a well-regarded sailing club suitable for all the family, and the bay provides a great spot for an array of water-based activities such as sailing, paddle boarding, swimming, and kite surfing.

Nearby Cowes is an internationally renowned sailing mecca with several marinas and yachting events throughout the year. The vibrant town provides a wider range of amenities on its popular high street, with an array of independent shops and restaurants, as well as a frequent passenger ferry service to Southampton with onward connections to London.

The Development & Plot 7

Constructed by a highly regarded Island builder, known for a number of popular new build sites across the Island, Plot 7 represents the final chance to secure a home in this exclusive cul-de-sac.

Built to an exceptionally high specification, the property has been designed to provide light and spacious accommodation with minimal maintenance. In keeping with the local area, the design includes quality materials and finishes to make for an efficient, modern home.

VIEWING:

NEWHOMES@SPENCEWILLARD.CO.UK
01983 200880
WWW.SPENCEWILLARD.CO.UK

















Specification

- Electric Vehicle Charging Point
- Off-road parking for 2 cars
- Solar Panels: The owner will receive the full benefit of the panels. As nothing is tied back to a grid export scheme, there is the potential to add a battery pack to store unused electricity.
- 10-year ‘Build Zone’ Warranty
- Landscaped gardens with close board fencing and rear garden laid to lawn
- Natural flagstone patio area and footpaths
- uPVC flush sash windows in ‘pebble’ colour
- Natural slate roof and galvanised guttering
- Outside electric socket and water tap
- External lighting at the front and rear
- Energy-efficient property with predicted ‘A’ rating and individually controlled heating zones
- Solid wooden internal doors and composite front door
- Luxury LVT flooring with underfloor heating to the ground floor, complemented by carpeted bedrooms, stairs, and first-floor landing

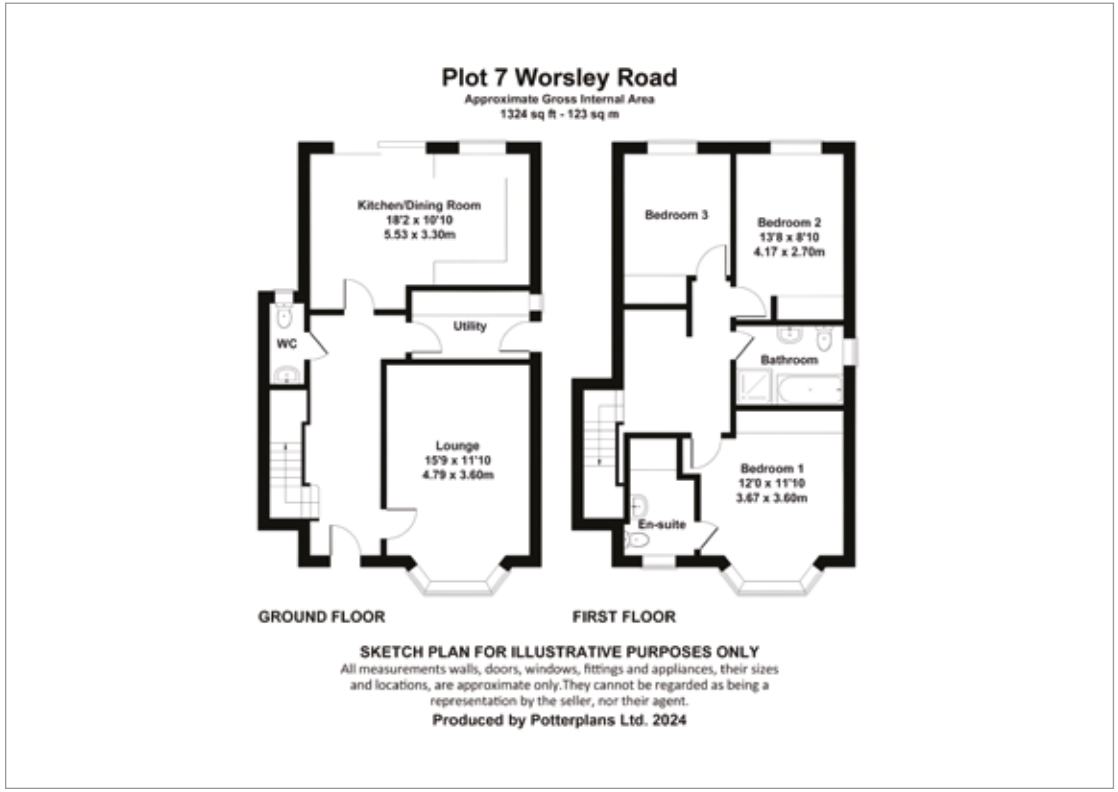
KITCHEN

- A bespoke choice of kitchen finishes, worktops, and tiles to tailor the space to your personal taste
- Premium AEG appliances to include oven, hob, integrated fridge, freezer, microwave, dishwasher, and washing machine

BATHROOMS

- Choice of coordinated tiles
- Elegantly fitted with steel bath, showers, wash hand basin, WC, and wall cabinet





Additional Information

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

TENURE Freehold.

WARRANTY The property comes with a 10-year 'Build Zone' warranty.

COUNCIL TAX Band TBC

SERVICE CHARGE There is to be a small additional charge for the upkeep of the road, amount TBC.

NOTE The interior photography featured is taken from the neighbouring sold Plot 6 to showcase the exceptional finish and build quality. As Plot 7 is nearing completion, the fortunate buyer will still have the exciting opportunity to choose their own preferred fixtures and fittings.

POSTCODE PO31 8JW

VIEWINGS Strictly by prior arrangement with the selling agents, Spence Willard.

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