



1 Hilton Road
Gurnard | Cowes | Isle of Wight | PO31 8JB

 FINE & COUNTRY

STEP INSIDE

1 Hilton Road

This impressive family home, set within the sought after coastal village of Gurnard, offers an exceptional blend of space, style, and convenience. Perfectly positioned just moments from Cowes, it provides effortless access to boutique independent shops, renowned yacht clubs, and fast ferry links to Southampton, an ideal base for commuters and sailing enthusiasts alike. Its generous plot, extensive parking, and beautifully maintained gardens make it a rare opportunity in one of the area's most desirable locations.

A bright and spacious entrance hallway welcomes you inside, its contemporary floor tiling immediately signalling the quality and immaculate presentation found throughout. At the front of the home sit two elegant reception rooms, each enhanced by charming box bay windows that fill the spaces with natural light. One currently serves as a dedicated study / home office, while the other provides a refined setting for formal dining. The main sitting room is warm and inviting, centred around a striking stone fireplace with a built in wood burner, perfect for cosy evenings. From here, double doors open into a large wraparound conservatory, cleverly divided into two versatile areas that can be adapted to suit family life, hobbies, or entertaining.

The heart of the home is the expansive kitchen and dining room, thoughtfully designed with bright white cabinetry, excellent storage, and a substantial central island complete with additional cupboards and a breakfast bar. This sociable space is ideal for both everyday living and hosting gatherings. A generous boot room adds further practicality, offering room for appliances and direct access to a ground floor cloakroom.

The first floor is arranged around a striking galleried landing, leading to four well proportioned double bedrooms. The principal suite is a standout feature, boasting a vaulted ceiling with exposed beams and a luxurious ensuite shower room. This beautifully finished space includes a walk in shower enclosure, stylish tiling, and twin sinks. The remaining bedrooms are served by a modern family shower room as well as a stunning main bathroom, complete with a freestanding bathtub and a large walk in shower, ideal for busy households.

Outside, the rear garden is a superb extension of the living space. Mainly laid to lawn and bordered by mature trees and shrubs, it offers privacy and plenty of room for children to play or adults to relax. A large, detached timber shed provides excellent storage, complemented by an additional lean to area at the side of the house.

Combining generous accommodation, contemporary finishes, and a prime village setting, this exceptional property is perfectly suited to families seeking space, comfort, and coastal living.





SELLER INSIGHT

“ Life in Gurnard is all about community, space, and the sea. Being just a short walk from the sailing club and the beach has made everyday life feel relaxed and sociable, whether it's evening strolls along the shore or meeting neighbours who quickly become friends.

The house itself has been a wonderful family home, with generously sized bedrooms that give everyone their own space and plenty of room downstairs for entertaining, celebrations, and busy family life.

The large garden has been a real highlight too, perfect for children to play, summer gatherings, and simply enjoying the peaceful village atmosphere.”



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Education

Primary Schools:

Lanesend Primary School, Cowes	01983 293233
Cowes Primary School, Cowes	01983 293261
Gurnard Primary School, Gurnard	01983 295713
Queensgate Foundation Primary School, Cowes	01983 292872
Holy Cross Primary School, Cowes	01983 292885
Priory School of Lady Walsingham, East Cowes	01983 861222

Secondary Schools / Colleges:

Cowes Enterprise College, Cowes	01983 203103
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537070
Medina College, Newport	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:

Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

Travel Information

- 1.4 miles from West Cowes to Southampton Red Jet Terminal
- 8.9 miles from Fishbourne to Portsmouth Vehicle Ferry Terminal
- 9.3 miles from East Cowes to Southampton Vehicle Ferry Terminal
- 12.1 miles from Yarmouth to Lymington Vehicle Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Healthcare

Doctors Surgeries:

Cowes Medical Centre, Cowes	01983 295251
Lantern Clinic Private GP & Functional Medicine	01983 685667
East Cowes Medical Centre, East Cowes	01983 284333

General Hospitals:

St Mary's Hospital, Parkhurst Road, Newport	3.4 miles
	01983 822099

Leisure Clubs / Facilities

Gurnard Sailing Club - Gurnard	0.6 miles
Cowes Golf Club - Cowes	1 mile
Cowes Yacht Haven - Cowes	1.4 miles
Cowes Sports Football Club - Cowes	0.8 miles
The Phoenix Centre - Gurnard Pines	0.4 miles

Restaurants / Bars

- Gurnard Press Bistro - Gurnard
- Portland Inn - Gurnard
- The Coast Bar & Dining Room - Cowes
- Harbour Kitchen - Cowes
- The Globe - Cowes
- The Heron - Cowes
- Smoking Lobster - Cowes
- Tonino's Italian Restaurant - Cowes
- The Woodvale - Gurnard
- The Travellers Joy - Northwood

These are available within a 2-mile radius of this home

Local Attractions / Landmarks

- Osborne House - East Cowes
- Cowes Maritime Museum - Cowes
- Northwood House & Park - Northwood
- Tapnell Farm - Yarmouth
- Fort Victoria Country Park - Norton
- Yarmouth Castle - Yarmouth
- The Needles Landmark Attraction - Alum Bay
- Carisbrooke Castle - Carisbrooke
- Monkey Haven, Primate Rescue Centre - Newport

Ground Floor

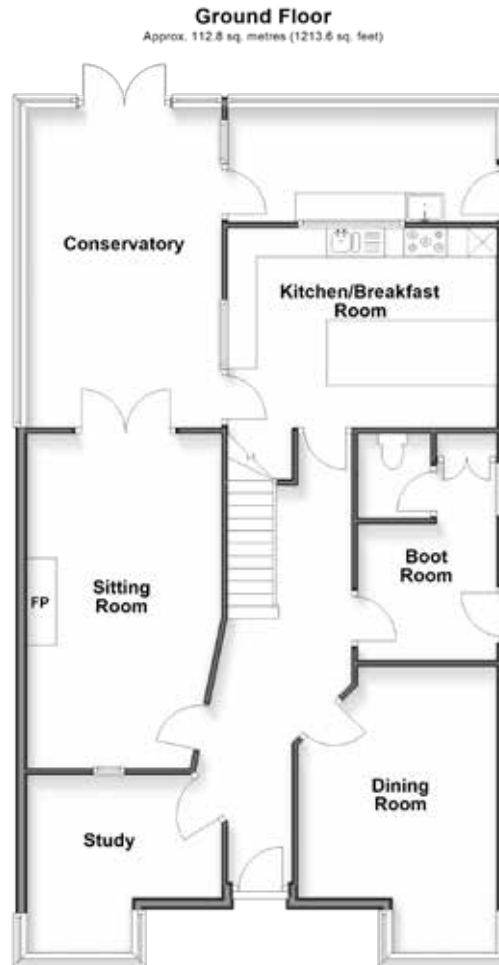
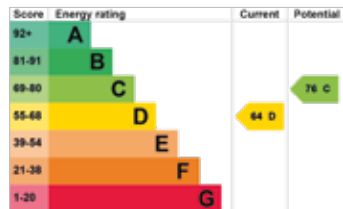
Entrance Hallway	
Study	13'1 x 9'1
Sitting Room	19' x 10'11
Conservatory	16'4 x 6'9
Dining Room	19' into bay x 13'
Boot Room	13'1 x 8'11
Cloakroom	
Kitchen / Breakfast Room	16'4 x 12'

First Floor

Galleried Landing	
Bedroom 1	16'4 x 12'
En-Suite Shower Room	
Bedroom 2	14'4 x 13'1
Bedroom 3	14'4 x 13'1
Bedroom 4	11'10 x 10'10
Family Bathroom	
Shower Room	

Outside

Front Garden
 Driveway Parking
 Timber Shed
 Rear Garden



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