

McCarthy  
& BOOKER



Hurstbourne Rew Street, Gurnard, Isle of Wight, PO31 8NS

**Guide Price £450,000**



Hurstbourne, an attractive detached 4 bedroom bungalow in rural Gurnard, is smartly presented with well proportioned rooms and a lovely open plan living space stretching from front to back, with doors opening to a delightful garden. **MUST BE SEEN!**

#### A pretty blue clapboard chalet bungalow

Located in the glorious countryside setting of Rew Street, this three/four bedroom home is beautifully finished and has a calm peaceful feeling throughout. A large open plan kitchen/dining/sitting room is light and bright and opens onto the private and secure rear garden. Along with the three bath/shower rooms (one a large wet room) there is a separate snug/office or additional bedroom, a fully insulated summer house and off road parking for three vehicles.

#### Interior

A beautifully presented home which is bright and light throughout. Finished to a high specification and with oak hardwood flooring throughout the ground floor, covered in some rooms with carpet.

#### Ground Floor:

The hallway leads off to all rooms with a useful understairs storage cupboard. The wonderful open plan sitting/dining room and kitchen is a very sociable area and has wide sliding patio doors opening directly to the rear garden. The kitchen is very well appointed with a good amount of cream wall and base units that contain an integrated tall fridge freezer, microwave, oven and three zone AEC induction hob. There is also a freestanding Smeg dishwasher and space for a tumble dryer, all of which have a thick oak worksurface flowing above. There is a separate cupboard that has space/plumbing for a washing machine and also houses the gas boiler.

This versatile home has a cosy room currently used as a separate snug which could be an office space or another bedroom, there is also a built in cupboard and rear door giving access to the garden.

There is a fully tiled shower room, a single bedroom that has a built in bed and cupboard and the principal bedroom with ensuite wet room. This large double bedroom has two floor to ceiling built in wardrobes and leads to a large wet room complete with Geberit bidet toilet and shower with spray functions.

#### First Floor:

On this level is a double bedroom with several undereaves storage cupboards and two Velux windows flooding the room with light. Across the landing is a pretty bathroom with more undereaves cupboards, a tall built in storage cupboard, bath with hand held shower attachment, wc and vanity unit with basin and further storage facilities underneath.



#### Exterior

Perched on an elevated position, that gives views out to the sea and countryside, this pretty home has a front lawn with sleeper steps through the middle and a wide sloping pathway at one side, giving easy access for wheelchairs, buggies and bicycles. Three shingle parking spaces can be found across the front of the property.

There is side access to the pretty well maintained rear garden with its paved patio area, lawn and path leading to a summer house with decking. This is an ideal studio/office or relaxing space to enjoy the peace and quiet of this countryside retreat. It is fully insulated with power and light and adjacent to this is a convenient garden store.

#### Rew Street, Gurnard

The rural part of Gurnard, with beautiful countryside and access to Thorness Bay. Popular with walkers, horse riders and cyclists, this has picturesque scenery and a fabulous array of countryside and coastal paths which are all within easy walking distance whilst still being close to the larger town of Cowes.

Gurnard is a pretty coastal village which has an iconic row of beach huts at Gurnard Green. It lies to the west of the famous yachting town of Cowes with good mainland connections via the 'Red Jet' to Southampton.

#### Further Information

Tenure: Freehold

EPC: D

Council tax band: E

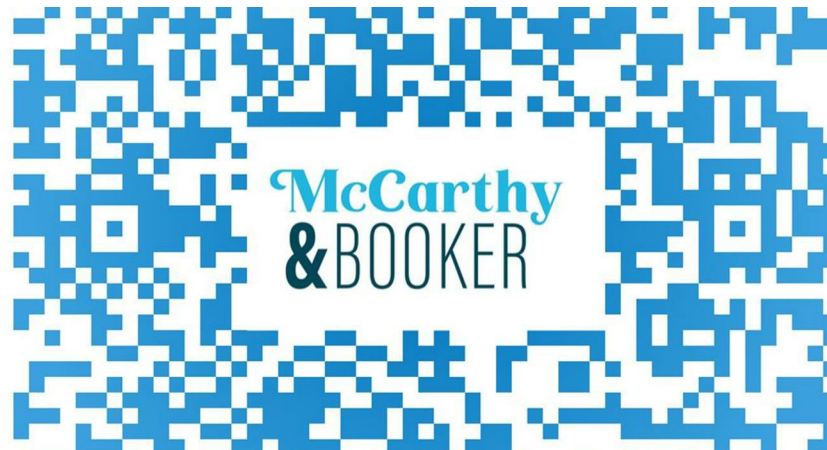
Double glazed throughout

Gas central heating via Vaillant boiler

Superfast and Ultrafast broadband available in this area

Mains gas, electricity and water

Septic tank for sewerage



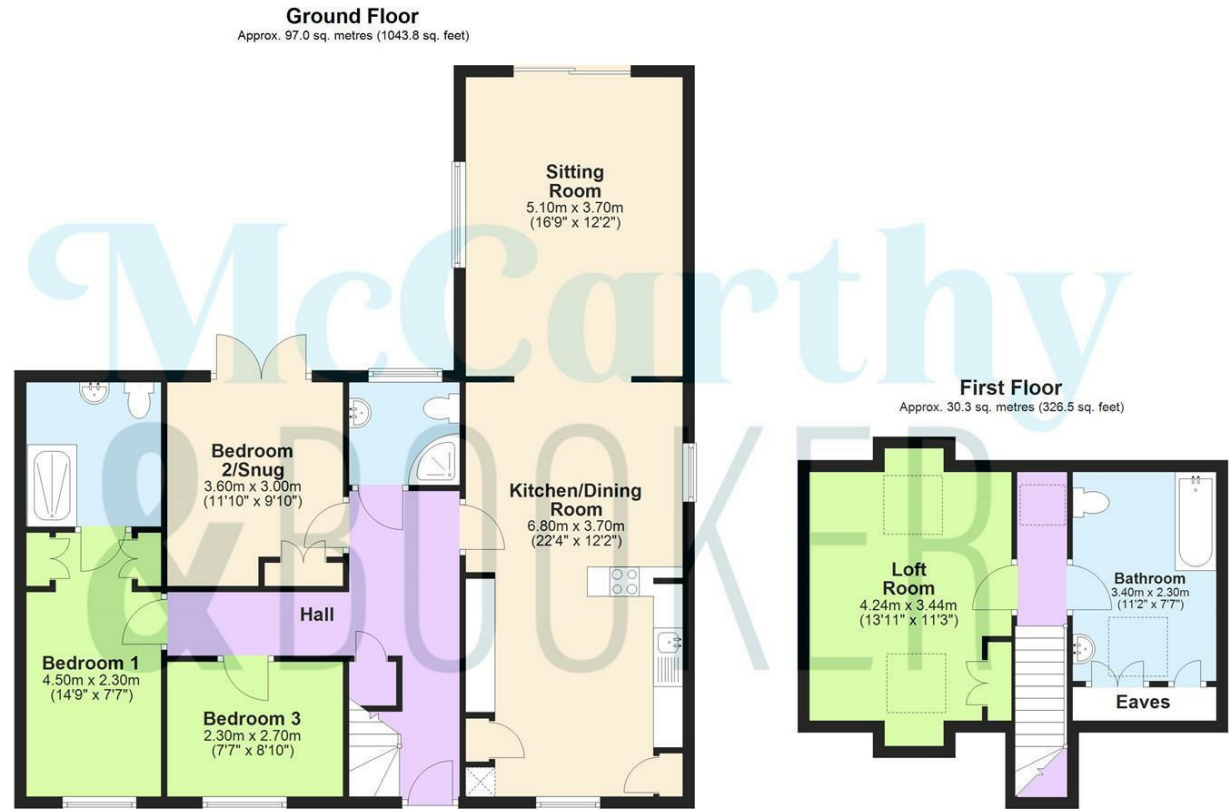
## Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 127.3 sq. metres (1370.3 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk Plan produced using PlanUp.

Hurstbourne, Rew Street, Cowes