

Oakwell, 63 Church Road, Gurnard, Isle of Wight, PO31 8JP

Guide Price £495,000

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McCarthy & BOOKER

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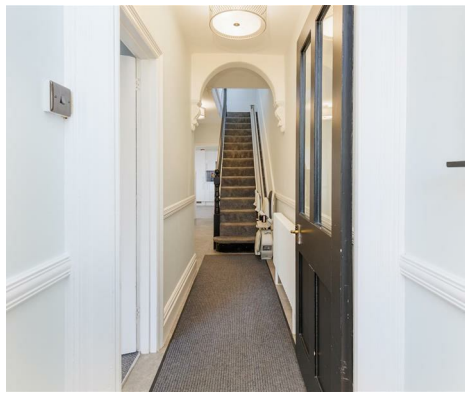
A large detached home in Gurnard, with three bedrooms, two receptions and a HUGE garden. Plans have been drawn up for a rear extension and a single storey annexe but would be STPP.
There is off road parking and it is offered CHAIN FREE. Viewing recommended!

A detached home with an extensive garden

Located in peaceful Gurnard, with views towards the sea and countryside, in a great family location close to Gurnard Primary and Northwood Primary schools, this spacious home has three bedrooms, two reception rooms, a shower room, kitchen and utility with scope to extend and enhance.
There is off road parking for several vehicles and a wonderful rear garden that includes several garden stores and has enough room for a sizeable garden room/office or annexe (STPP).
Architect drawings have been drawn up which detail a wrap around extension to the back of the house and a small bungalow in the garden, ideal for an older/younger family member giving independent living accommodation.











Interior

This well maintained, versatile home has many period features including decorative corbels in the hallway, high ceilings, large windows and an original fireplace. There are beautiful sea views from the front of the property and a countryside panorama from the rear.

Ground Floor:

The entrance door, with a stained glass galleon boat design, opens into a porch with original tiled flooring. The hallway stretches ahead with the staircase rising to the upper floor (stairlift by negotiation), a useful understairs cupboard, and access to the kitchen, second reception and sitting room. This generous sized room has a larger than average bay window which allows light to flood in and an original fireplace that is a lovely feature with its pretty matching tiles on the surround and hearth.

A second reception room could be used as a dining room, snug or reconfigured to a shower room and utility space. The sunny kitchen has an array of white wall and base units with integrated appliances including a microwave, four ring gas hob, tall fridge/freezer, dishwasher, two ovens and a light speckled worksurface below the grey metro tiles.

This room leads through to a utility area, with space and plumbing for a washing machine and tumble dryer, and flows through to a further storage/boot room that contains a wc and basin. From the utility there is a rear door to the garden that has a storm porch and is adjacent to a further storeroom.

First Floor:

Leading off this long airy hallway is access to the loft area, three bedrooms, a walk in shower cubicle and a separate cloakroom with a corner vanity unit basin and wc.

At the rear is a double bedroom with built in cupboards and views out to the countryside and sea, another good sized double bedroom looks over the garden and then a principal bedroom. This generously sized room has an array of wardrobes including some with mirrored doors and arched windows that give access to beautiful sea views.

Exterior

The low maintenance front garden has steps up to the main entrance door, surrounded by ornate black iron rails. There is also a level path leading down one side of the property as well as a long hardstand area on the opposite side, which can park several vehicles and has double wooden gates at the far end that open into the rear garden.

The expansive rear garden is both wide and long, with two large garden stores, a patio area, several log stores, mature trees and shrubs and a spacious grassed area. In a secluded area of the garden is currently a wood fired hot tub (not included in the sale).

This wonderfully quiet and relaxing outdoor space has endless possibilities to overhall and landscape with further seating areas and formal planting or (STPP) install a garden room/office or annexe.





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Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Freehold

EPC: D

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. 117.7 sq. metres (1266.5 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.

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