

SPENCE WILLARD



5 Woodvale House, Woodvale Road, Gurnard, Isle of Wight

A characterful period residence in a coastal position benefitting from versatile reception rooms, modernised kitchen and bathrooms with a large southwest facing garden backing onto mature woodland.

VIEWING

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Comprising a proportion of Woodvale House, this family home combines high ceilings, original feature fireplaces with contemporary improvements including a modern kitchen dining area and two spacious bathrooms, one with a luxury copper-style bath. An abundance of natural light adds to the spacious feeling with two ground floor reception rooms providing versatile accommodation. The property benefits from a single garage and off-road parking whilst also having additional plumbing for a potential attic conversion subject to the necessary consents.

Woodvale Estate is a unique community hub in highly desirable Gurnard. The historically significant main building is subdivided into several unique and independent homes which, despite its suburban position, provides an intimate hamlet setting and a peaceful, rural ambience. The large southwest facing rear garden extends to an ancient woodland, accessed with permission from owners of The Kennels. A short stroll away, approximately 200 metres, is Gurnard Bay and local sailing club. Ideally located in this popular village with amenities including a shop, café, church and two friendly pubs all within a short stroll. An onward esplanade walk connects to the renowned sailing mecca of Cowes.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL High ceilings, wooden flooring and providing access to primary reception rooms. Built-in cupboard. Staircase rising to First Floor.

LIVING ROOM Currently configured as a formal dining room. Versatile space with ornate feature fireplace and built-in cupboard. Views overlooking the garden.

SITTING ROOM Feature fireplace, wooden flooring, storage accessed via discrete sliding door, French doors opening onto the rear garden.

KITCHEN/ DINING AREA Superb, sociable space with a well-equipped modern white cabinetry kitchen with integral appliances including a Rangemaster-style oven with Electrolux extractor, wine fridge and dishwasher. 1¼ sink with mixer tap. Ample space for a dining table. Durable stone-effect flooring and independently controlled underfloor heating.

BATHROOM Accessed via sliding doors from the kitchen, large shower unit, double sink with storage drawers beneath, WC, heated towel rail. Space for washing machine. Independently controlled underfloor heating.

FIRST FLOOR

HALLWAY Spacious hallway with skylight. Large double-height cupboard.

BEDROOM 1 Well proportioned principal bedroom with period fireplace, built-in wardrobe. Large window providing views over the rear garden and woodland beyond.

BEDROOM 2 Large double bedroom with two built-in wardrobes and feature fireplace. Views over the rear garden.

BEDROOM 3 Spacious double bedroom, built-in wardrobe.

BATHROOM Luxury suite with copper-style bath and wall-mounted shower attachment. Separate walk-in shower. WC. Twin wash basins with storage beneath. Large Velux skylight. Independently controlled underfloor heating.

OUTSIDE The property is accessed via a private gated entrance with stone-paved path leading to front door from the private **PARKING** space and **GARAGE** (5.56m x 2.72m). The southwest facing rear garden is accessed via French doors from the sitting room. Stone-paved steps lead to the level lawn enclosed by wooden fencing. A **CELLAR** is accessed via stone paved steps providing additional storage/ workshop and housing the gas-fired boiler and electric underfloor heating tank. To the far end of the garden there is a variety of mature trees and primroses which backs onto the woodland. The property enjoys a shortcut pedestrian route providing easy access to the seafront.

SERVICES Mains water, electricity, drainage. Gas fired central heating. Electric underfloor heating.

TENURE Freehold. The ground floor family bathroom is situated under the neighbouring property. Held on a leasehold arrangement with no associated ground rent or charges.

EPC Rating C.

Council Tax Band D.

Postcode PO31 8EB

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

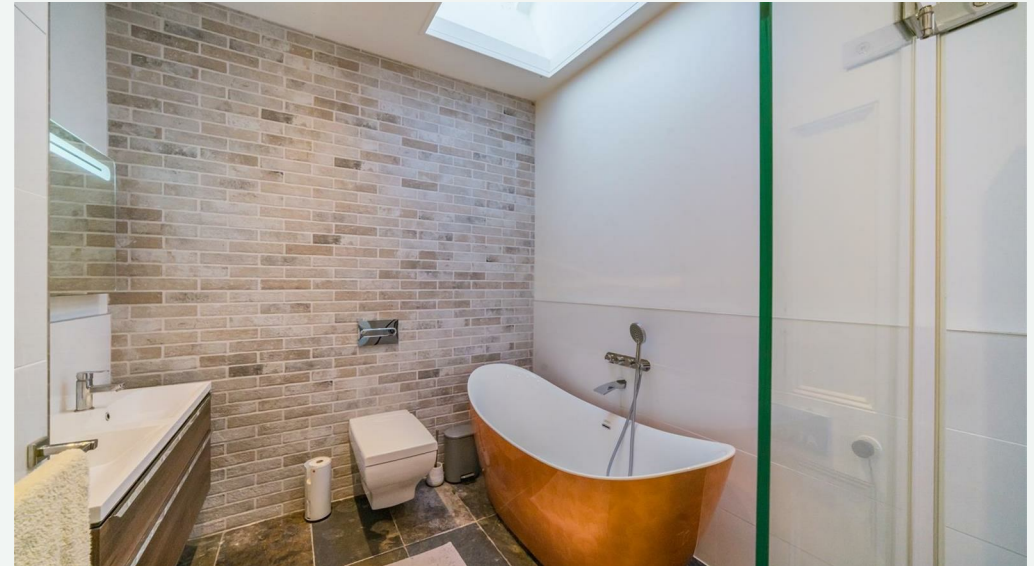


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Approximate Gross Internal Area
1819 sq ft - 169 sq m



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.
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