

SPENCE WILLARD



51 Worsley Road, Gurnard, Isle of Wight

*A striking, contemporary coastal home providing high-quality accommodation in a prime position with wonderful westerly views, a short walk from the seafront and with planning consent for a detached annex*

VIEWING:

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Constructed to an exceptionally high standard and completed in 2017, this unique property provides particularly light and spacious accommodation designed to make the most of the stunning westerly views from the upper floors. The accessed via a beautifully light and spacious entrance hall with the ground floor accommodating the bedrooms and the first floor providing the mainly open-plan living opening onto a roof terrace. The second floor provides an additional seating area with balcony and far-reaching views.

All main rooms are particularly light with large windows designed to make the most of the views and flow into the garden and roof terraces/balconies. The house has the benefit of the balance of a 10 year NHBC build warranty issued in 2017. The property has ample off road parking and a secluded west facing garden with large terraces ideal for entertaining as well as planning consent for a detached annex, with separate vehicular access and parking off Solent View Road. The accommodation is immaculately presented and built with high-quality materials and an excellent finish. There are powder coated aluminium double glazed windows throughout, high levels of insulation making for a highly efficient and comfortable home, (with an EPC B rating) with underfloor heating to the ground floor.

The property benefits from an elevated location within this sought after village, situated at the very top of Solent View Road which allows great westerly views, whilst the seafront and sailing club can be accessed within about 350m. There is a village shop, café and two pubs, whilst nearby Cowes has a wider range of shops, restaurants and world renowned sailing facilities as well as frequent high speed ferry services to Southampton.

#### **ACCOMMODATION**

**Entrance Hall** A particularly light and spacious entrance, partially open to the first floor and with bi-fold doors opening to the terrace and views over the garden. Tiled flooring with underfloor heating. Bespoke staircase to the first floor.

**CLOAKROOM** Wash basin & WC.

**UTILITY ROOM** Built-in cupboards with solid oak worksurface with sink unit inset with space for washing machine and dryer. Direct hot water cylinder.

**PRINCIPAL BEDROOM SUITE** An impressive suite comprising:

**BEDROOM 1** With a high sloping ceiling and bi-fold doors opening to the garden. Sliding oak doors to:

**DRESSING ROOM** With extensive built-in shelving, hanging space and drawers.

**BATHROOM EN-SUITE** A luxurious, large bathroom, tiled throughout with underfloor heating and fitted with a contemporary double-ended bath, large walk-in shower, wash basin, WC and heated towel rail.



**BEDROOM 2** A double bedroom with full height windows overlooking the garden and a good range of built-in cupboards.

**SHOWER ROOM EN-SUITE** Tiled throughout with shower, wash basin, WC and heated towel rail.

**BEDROOM 3** A double bedroom with built-in cupboards and full height windows overlooking the garden

**BEDROOM 4/STUDY**

**FAMILY BATHROOM** Tiled throughout with a double ended bath, separate shower, wash basin, WC and underfloor heating.

**FIRST FLOOR**

**KITCHEN/DINING ROOM** A striking open-plan room with a high-quality kitchen opening to a dining area with bi-fold doors to the adjacent roof terrace, all with superb views of the Western Solent. The kitchen comprises an excellent range of built-in cupboards including an Island unit with moulded Corian worksurfaces with inset 1½ bowl sink unit with mixer tap and Quooker tap. There are a good range of integral appliances including an AEG dishwasher, five ring induction hob with stainless steel extractor above, microwave, oven, warming drawer with twin fridges and freezers. The island unit incorporates a breakfast bar. Tiled flooring extends into the dining area and also through a wide opening to an east facing seating area and adjacent bar area incorporating two Hotpoint pull-out drinks fridges.

**CLOAKROOM** With wash basin & WC.

**LIVING ROOM** A particularly light room with high ceiling, deep bi-fold doors across the western elevation opening to a Juliet balcony from which country and sea views can be enjoyed. Storage cupboard.

**SECOND FLOOR**

**SITTING ROOM** A versatile further reception room with bi-fold doors to the western elevation opening to a balcony with glazed side panels and staircase leading down to the first floor roof terrace. This forms a fantastic, elevated vantage point from which the year-round sunsets can be enjoyed. With stunning westerly views, incorporating both the Solent and surrounding countryside as well as a large Velux window providing northerly views over the Solent. Oak flooring throughout and a contemporary gas fired stove with remote control.

**OUTSIDE**

A block-paved driveway provides parking for a number of cars adjacent to which is a lawned garden enclosed by mature hedging and a **DOUBLE GARAGE** with electrically operated roller shutter door, electric heating, wall mounted Vaillant gas fired boiler. Pedestrian door to the rear garden. The principal garden lies to the rear of the house where there is an extensive tiled terrace with both built-in seating for a dining area and a large seating area, providing an attractive secluded entertaining space. Steps lead down to a lawned



garden on two terraces. A path leads around the side of the house which is enclosed by timber fencing and mature hedging to raised vegetable beds and the site currently housing two containers (to be removed by completion) on the site of the **PROPOSED ANNEX** that will comprise:

**ENTRANCE HALL, KITCHEN/LIVING ROOM** With bi-fold doors opening to an adjacent terrace, **DOUBLE BEDROOM AND SHOWER ROOM**. There will be parking adjacent for at least 2 cars.

Plans and planning consent are available from the selling agents.

Planning Consent Ref. 20/01504/FUL was granted 19th February 2021, with the condition that the annex was to be used only for the purposes of incidental for the enjoyment of 51 Worsley Road, The vendors would be happy to consider entering into a build contract for the annex.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating, with underfloor heating to the ground floor.

**TENURE** Freehold

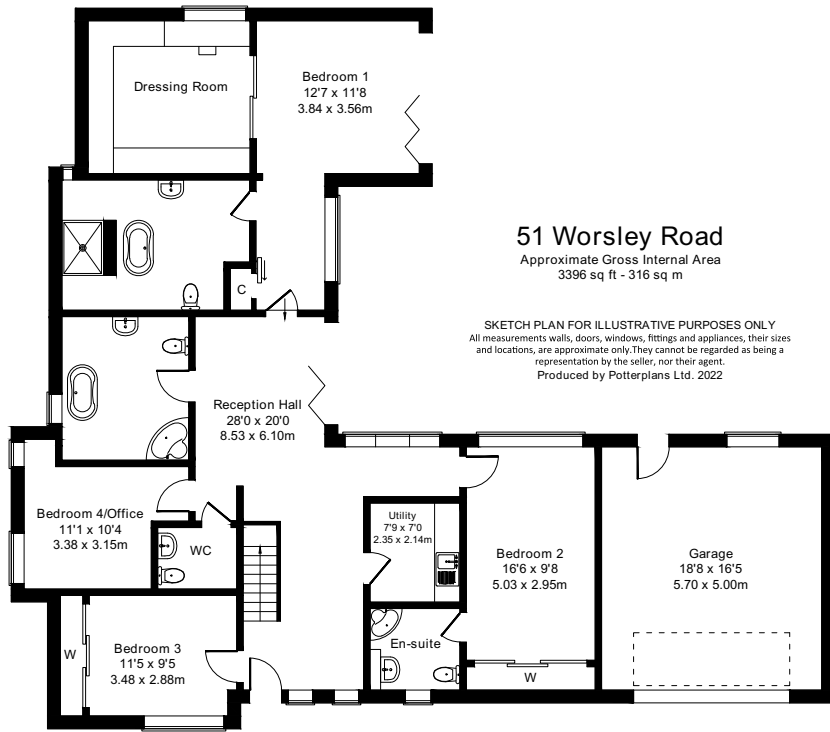
**COUNCIL TAX** Band G - £3566

**EPC Rating** B

**POSTCODE** PO31 8JX

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

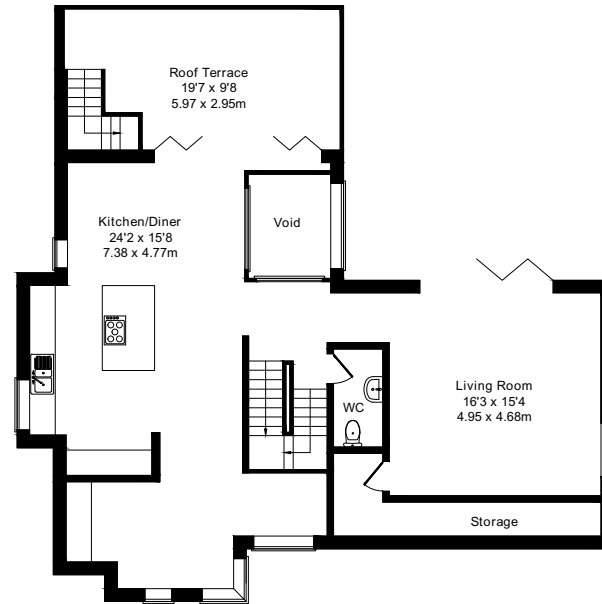




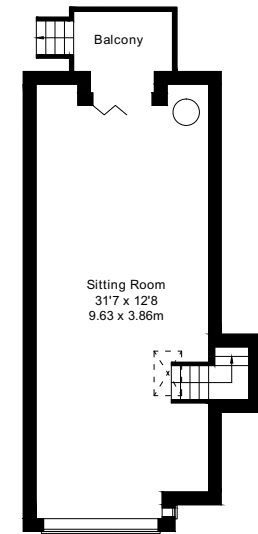
GROUND FLOOR

**51 Worsley Road**  
 Approximate Gross Internal Area  
 3396 sq ft - 316 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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FIRST FLOOR



SECOND FLOOR

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