

SPENCE WILLARD



Stonehurst, 128 Wyatts Lane, Northwood, Nr. Cowes, Isle of Wight



*A really good quality house with a wide array of unique features located on the southern rural fringe of the village with ample parking, a west facing garden and country views*

VIEWING:

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This bespoke detached house occupies an attractive position backing onto fields towards the southern rural fringe of the village of Northwood. This quiet location has direct access to country walks whilst also being convenient for access to the nearby internationally renowned sailing centre of Cowes and Gurnard.

Completed in 2023, this stunning individual home has been built to a high standard with nicely proportioned, light accommodation making most of the views over the adjacent fields. Great attention to detail and thought has been put into the design and build with many unique features, high quality materials including extensive oak joinery, tiled flooring throughout the ground floor and various reclaimed items including stone. This characterful modern home benefits from high levels of energy efficiency and comfort along with being low maintenance.





Study



## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE PORCH** A large oak framed open sided porch with slate bench seat and coat hooks.

**ENTRANCE HALL** Tiled flooring. Staircase to first floor, bespoke timber and stone shelving. Coat cupboard.

**KITCHEN/DINING ROOM** A light and spacious room with large sliding glazed doors opening onto the rear garden providing a rural outlook over the garden and adjacent fields. The well fitted kitchen comprises an extensive range of built-in cupboards with granite work surfaces, and a range of integral appliances including a Blomberg double oven, dishwasher, fridge and freezer along with a stainless steel five-ring hob with extractor over. Large Villeroy & Boch ceramic butler sink with Kettle hot water tap. A bespoke island unit with granite work surface extends into a solid oak dining table forming a superb focal point to this living space. Sliding door to understairs storage.

**SITTING ROOM** A nicely proportioned room with large sliding glazed doors opening to the rear garden with views over the adjacent field and woodland. Contemporary Portway gas stove with remote control.

**STUDY** A versatile room with an outlook to the front elevation, built-in shelved cupboards.





**UTILITY/WET ROOM** Oak fronted cupboards, stainless steel sink, work surfaces and space for washer dryer. Shelved airing cupboard incorporating radiator and housing gas fired boiler. Limestone tiled walling, the room incorporates a wet room area with shower and WC.

#### FIRST FLOOR

##### LANDING

**BEDROOM 1** A spacious double bedroom with a good range of built-in cupboards.

**SHOWER ROOM EN-SUITE** Limestone clad walls. Large walk in shower, wash basin and WC. Heated towel rail and mirror fronted cupboard.

**BEDROOM 2** A good sized double bedroom with extensive built-in cupboards and country views.

**BATHROOM** A bath with mixer tap and shower attachment, wash basin with cupboards beneath adjacent stone shelf, bidet, WC and shower. There are limestone tiled walls and a heated towel rail. Distant country views.

**BEDROOM 3** A double bedroom with rural views and built-in cupboards. Access to drop down ladder leading to a boarded loft.

**BEDROOM 4** Double bedroom with built-in cupboards.

#### OUTSIDE

A block paved driveway provides parking for at least two large vehicles with electric car charging point. Hardwood gates lead to a further hard standing to the rear providing additional parking (with a further electric point for caravan/ motorhome) or a garden terrace. A







block paved path edged with stone leads to a large oak framed porch and front door. The path extends to the northern side of the house to the:

**MODERN TIMBER CLAD OUTBUILDING** A substantial, versatile building with a clay tiled roof served by power and water (with drainage adjacent). There is a large, covered block paved terrace to the rear overlooking the garden and adjacent field. The block paving extends along the rear of the house adjacent to which is a west facing lawned garden enclosed by mature hedging. There is a solid stone sink. There are three mature oak trees along the northern edge of the garden forming an attractive backdrop, subject to a Tree Preservation Order.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating.

**TENURE** Freehold

**EPC** Rating B

**COUNCIL TAX** Band E

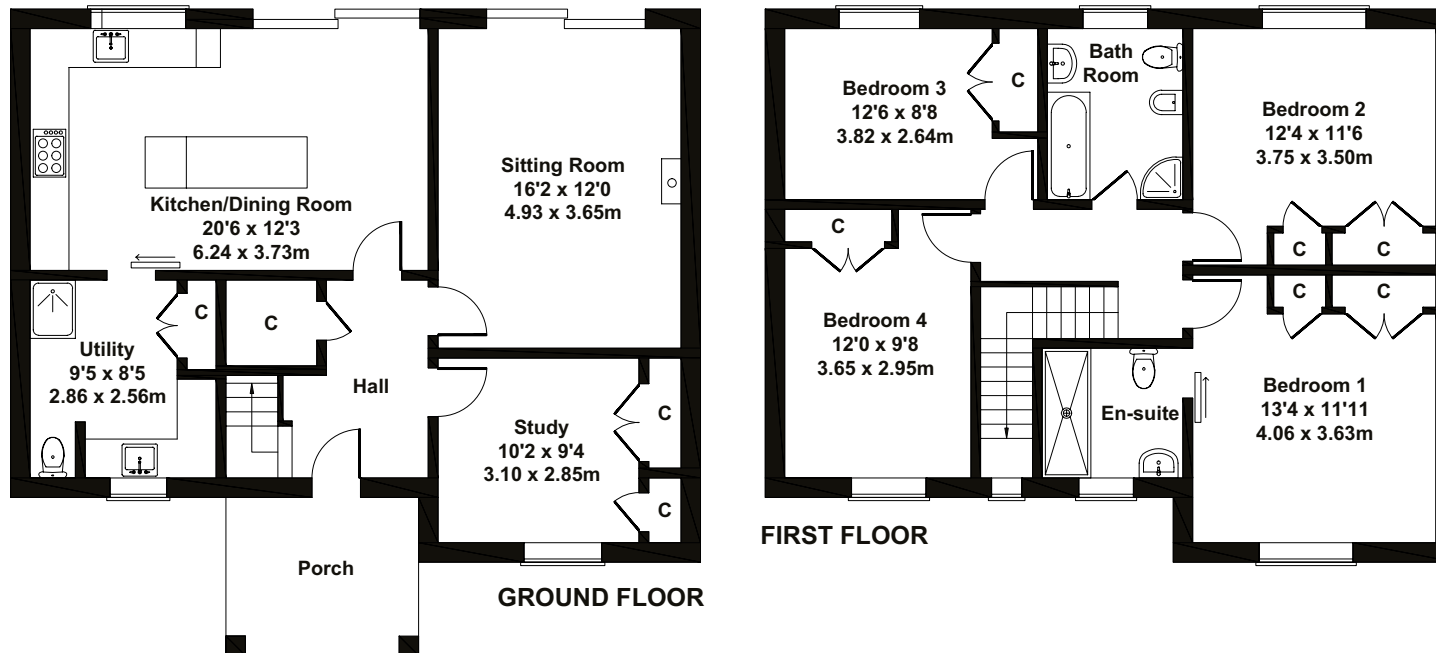
**POSTCODE** PO31 8PU

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



# Stonehurst

Approximate Gross Internal Area  
1582 sq ft - 147 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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