

SPENCE WILLARD



Elm Cottage, Rew Street, Gurnard, Isle of Wight



# *Occupying a popular location close to the coast and with great countryside views, a well-presented and light home*

VIEWING:

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Elm Cottage occupies a picturesque, semi rural location with great country views as well as glimpses towards the Solent. This comfortable home provides particularly light accommodation which is well-presented and benefits from attractive front and rear gardens as well a driveway with parking and a garage. There is restored wooden flooring to much of the house and the house has versatile accommodation.

Elm Cottage is well located in Rew Street, providing easy access to the sea at Gurnard (about 1 mile), with its sailing club as well as Cowes (approximately 2 ½ miles) with its high speed ferry link to Southampton, shops, restaurants and more extensive sailing facilities. From Rew Street there is also good access for walking and riding in the surrounding countryside.

## **ACCOMMODATION**

**RECEPTION HALL** Part glazed front door, staircase to first floor.

**KITCHEN/BREAKFAST ROOM** Well fitted with a range of units, a porcelain sink, 5 ring gas hob and extractor over, integral washing machine, dishwasher, tumble dryer and microwave/oven combi-unit. Tiled splash backs. Outlook over the garden and countryside beyond and a door opens onto the garden.

**SITTING ROOM** A wonderfully light dual aspect room. French doors open onto the decking with views of the garden.

**SHOWER ROOM** Tiled throughout, a recently fitted suite included a walk in shower, WC & wash basin, heated towel rail.

**DINING ROOM** An especially light room with a wide window enjoying an outlook over the front garden.

**BEDROOM 4** Polished wooden floorboards and views over the front garden.

**STUDY** Double French doors open onto raised garden deck.

**FIRST FLOOR LANDING** Walk-in airing cupboard.



**BEDROOM 1** A light and spacious, triple aspect room with wooden flooring. French doors lead to a decked balcony that offers a sea glimpse of The Solent and Southampton Water as well as the surrounding countryside.

**SHOWER ROOM EN-SUITE** Shower, WC and wash hand basin.

**BEDROOM 2** A dual aspect room with country views and Solent glimpses.

**BEDROOM 3** A dual aspect room with westerly outlook over front garden.

#### **OUTSIDE**

A pair of five bar gates open to a gravelled driveway with parking for a number of cars. To the front of the property the garden is bordered with a mature hedge. To the rear of the property is an attractive garden incorporating a large decked area facing south and east. Beyond is an attractive lawned garden surrounded by borders and enclosed by mature hedging and fencing making for a private and attractive setting. At the northern elevation there is a metal **SHED/WORKSHOP** approx 6' x 8' and to the south a separate garden shed and a **GARAGE** constructed of timber with double doors onto the driveway and rear access door to the garden.

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

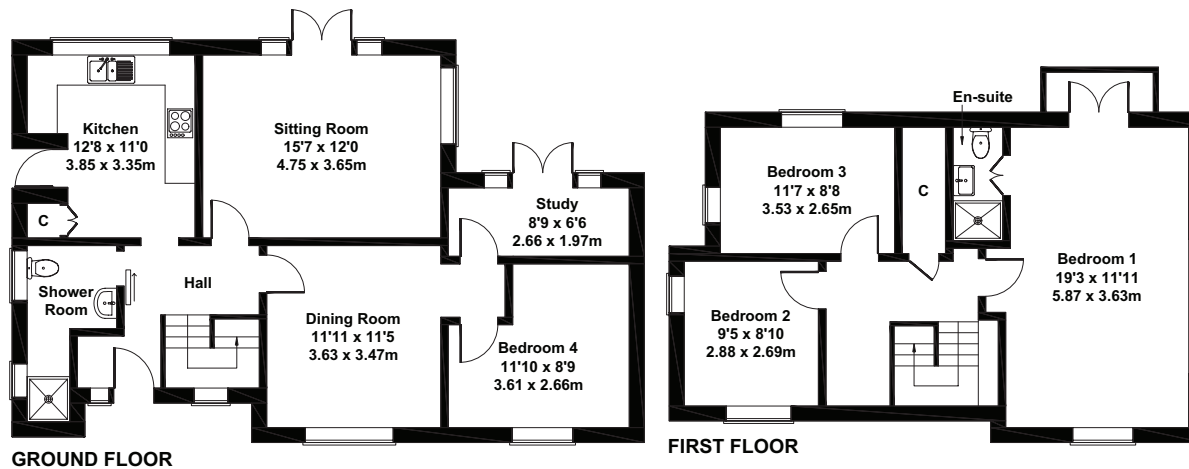
**POSTCODE** PO31 8NW

**EPC** Rating C

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







## Elm Cottage

Approximate Gross Internal Area  
1421 sq ft - 132 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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