

SPENCE WILLARD



Branksome, Hilton Road, Gurnard, Isle of Wight

# *A surprisingly spacious family home situated in a popular coastal village with stunning sea views*

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Spacious four bedroom family home, sat on the outskirts of the ever popular village of Gurnard with stunning coastal and countryside views, enjoying the famous Gurnard sunsets. Built in 1910, this magnificent Edwardian house has spacious, light-filled rooms, many of which are dual aspect, and retains original features whilst also having modern comforts for contemporary family living. Extended in 1982 to create nearly 1700 square feet of living space.

During its current ownership, the property has been completely refurbished and upgraded throughout making a truly exquisite family home with covered driveway parking, wrap around garden and large patio taking in more of the local scenic views.

The ground floor includes a superb open plan Sitting Room/ Dining Room with bi-fold doors opening onto the southwest facing garden. Study, modern style kitchen and breakfast room with adjoining spacious utility room and WC. On the first floor, the extensive landing provides a further study area, whilst four generously proportioned double bedrooms include a principal bedroom with its own private shower room. A well-appointed separate family bathroom serves the remaining bedrooms.

Gurnard is a popular local village with a thriving sailing club, grocery shop, popular coffee shop and two pubs. Nearby Cowes, internationally renowned for its sailing, provides a wider range of shops and restaurants as well as frequent, high speed ferry services to Southampton with onward train connections to London.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENTRANCE HALL** Access through to all of the main principal reception rooms, staircase leading to First Floor with understairs storage cupboard. Views out over front garden.

**KITCHEN/ BREAKFAST ROOM** A superb open plan dual aspect living space combining a modern kitchen overlooking the rear garden along with adjacent breakfast area with seating for six. Tiled flooring throughout. The kitchen comprises an extensive range of built-in floor and wall mounted cupboards with warm glow plinth lights, integral appliances including BOSCH double ovens, 4-ring AEG hob with NEFF extractor over, built-in AEG microwave and BOSCH dishwasher. Stainless steel 1½ bowl sink, solid marble work surfaces and splash back. An outlook over the southwest facing garden and local views. Through to:

**STUDY** A dual aspect versatile space with further views out of the garden. Tiled flooring throughout.

**UTILITY ROOM** Ample built-in storage cupboards with built-in American style fridge freezer. Space for washing machine, heated towel rail and solid marble work surface. Rear access to the garden.

**WC** Wood panelled throughout with wash hand basin sat on vanity unit with storage, WC.

**SITTING ROOM** Spacious dual aspect open plan living area with access through to the Dining Room. Beautifully restored original solid pine flooring with bi-fold doors out onto the garden patio. Large central log burner serving both the Sitting Room area and Dining Room. Stunning coastal and countryside views.

**DINING ROOM** Space for dining table and chairs to seat eight. Further views of the garden and landscape beyond.

#### FIRST FLOOR

**LANDING** Generous size landing with ample space for a study area. Dual aspect with further coastal views. Hatch access to roof space. Two large built-in storage cupboards.

**BEDROOM 1** A dual aspect spacious large double bedroom with beautiful south westerly coastal and country views. French doors opening out onto a Juliet balcony. Built-in full length glass panelled wardrobes.

**SHOWER ROOM EN-SUITE** Fully tiled throughout, large walk in shower, wash basin set on large vanity unit with additional storage. Underfloor heating, WC and heated towel rail.

**BEDROOM 2** A dual aspect double bedroom with original Edwardian fireplace and built-in wardrobe. Stunning coastal and countryside views.

**BEDROOM 3** A double bedroom providing an outlook over the rear garden. Original Edwardian fireplace.



**BEDROOM 4** A double bedroom providing an outlook over the rear garden. Built-in wardrobe.

**FAMILY BATHROOM** Fitted with a modern suite comprising a large bath with mixer tap and separate shower over with glass folding screen, wash basin with cupboard beneath, WC and heated towel rail. Fully tiled throughout with underfloor heating.

#### OUTSIDE

To the front of the property is a generous gated gravelled driveway providing parking for at least 2/3 cars. Single garage currently used for storage with light and power. Covered driveway area with lights and further log storage. A paved path extends to the front door of the house with large patio area and garden. Large storage shed measuring approximately 20 feet in length. Well stocked mature garden with

raised beds and hedging. Southwest facing with further stunning coastal and countryside views. Rear garden is made up of further raised beds, fruit trees and patio area and more storage. The garden is fully pet secure. Multiple outside electric sockets and water taps.

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

**TENURE** Freehold

**EPC Rating** C

**COUNCIL TAX** Band F

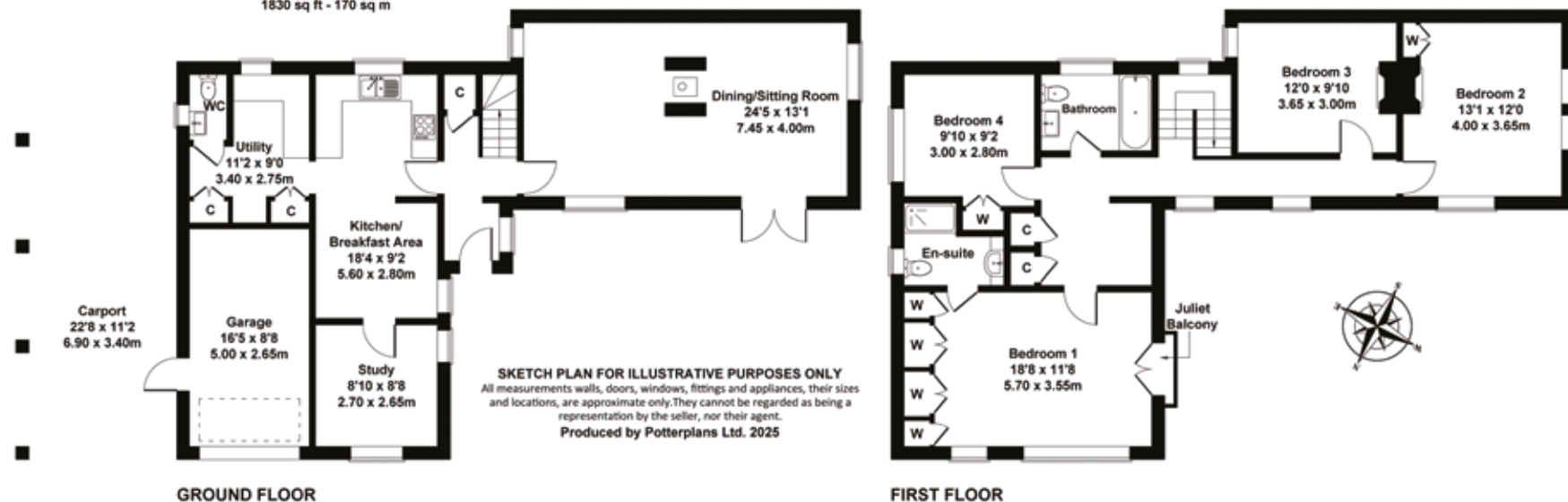
**POSTCODE** PO31 8JB

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



## 59, Hilton Road, Gurnard, Isle of Wight, PO31 8JB

Approximate Gross Internal Area  
1630 sq ft - 170 sq m



SPENCEWILLARD.CO.UK

**IMPORTANT NOTICE:** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.