



30 The Avenue
Gurnard | Isle of Wight | PO31 8JL

FINE & COUNTRY

Seller Insight

“Cowes is world renowned for its designing, building and sailing of marine craft, and is home to the infamous international sailing festival 'Cowes week', as well as numerous other yachting regattas throughout the year. Whilst there is a heavy focus on sailing, there are plenty of other, less nautical advantages to Cowes, such as its delightful, pedestrianised town with boutique shops and artisan bars and restaurants. A short walk along the promenade takes you to Gurnard that has a lovely, quiet beach, away from the bustling marina. Just a couple of minutes across the Medina River on a chain-link ferry is its sister town East Cowes, which is home to Queen Victoria's former residence, Osbourne house, and is subsequently steeped in history. Both ports provide public ferry services to Southampton, with Cowes offering a high-speed passenger catamaran and East Cowes a vehicle ferry service.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

30 The Avenue

This is an immaculate, three-bedroom property in the heart of the popular village of Gurnard, that since purchased has undergone a total renovation and extension by a third of its size.

It boasts a private driveway with ample parking for numerous vehicles at the front with a covered car port, and a good-sized garden with a fabulous garden room to the rear. Inside, is a terrific example of open plan living, with a vast kitchen, dining and lounge area that is the heart of the home. The kitchen boasts gorgeous, oak countertops, a Bosch double oven, a gas stove and space for a dishwasher and fridge freezer, all finished off nicely with ceramic floor tiles.

The spacious dining area benefits from practical and stylish composite wood flooring and French doors leading onto a large decking area in the rear garden – ideal for alfresco dining. Through to the lounge area the durable flooring continues with a large window overlooking the garden and a wide patio door opening onto the decking area adding more light to this lovely space.

Down a central hallway towards the front of the house is a handy utility room with a stainless steel, Smeg sink and space for a washing machine and tumble dryer – ideal for shutting out those unpleasant household noises. The main bedroom boasts dual aspect windows and a contemporary ensuite shower room with electric underfloor heating, all finished to a very high standard. Bedroom two also boasts an impressive ensuite shower room with underfloor heating, whilst the third bedroom enjoys access to the family bathroom, also with underfloor heating. The property also benefits from a boarded loft and ample storage space throughout in the numerous fitted cupboards.

The rear garden is a delightful mix of lawn, trees and mature plants and shrubs with a superb decking that runs the entire width of the property. You can lean on the railings and watch the goldfish in the pond or stretch your eyes towards the Solent and countryside and see the wonderful sunsets as the day draws to a close. There is an idyllic summer house with plenty of space to be able to sit back, relax and enjoy watching the local wildlife in the garden. There is also a workshop and a potting shed here, all providing maximum enjoyment of this delightful garden.







Travel Information

9.1 miles from Fishbourne to Portsmouth Ferry Terminal
1.4 miles from Cowes Passenger Red Jet to Southampton Ferry Terminal
12 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Cowes Yacht Haven, Cowes – 1.6 miles
Gurnard Sailing Club, Gurnard – 0.5 miles
Cowes Golf Club, Cowes – 0.9 mile
1Leisure Medina, Newport – 5.3 miles

Healthcare

Doctors Surgeries	
Cowes Medical Centre, Cowes	01983 295251
East Cowes Medical Centre, East Cowes	01983 284333
Medina Health Centre, Newport	01983 522198

General Hospitals	
St Mary’s Hospital, Parkhurst Ryde, Newport	01983 822099 (3.7 miles)

Education

Primary Schools
Queensgate Foundation Primary
Gurnard Primary School, Gurnard
Cowes Primary School, Cowes
Lanes End Primary School, Cowes
Northwood Primary School, Northwood

Secondary Schools/Colleges
Cowes Enterprise College, Cowes
Ryde Academy, Ryde
Christ The King Upper College, Newport
Medina College, Newport
Ryde Private School, Ryde
The Priory, East Cowes
(Independent Prep and Senior School)
Isle of Wight College

Learning Assisted Schools:
Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherines, The Grove, Ventnor

01983 292872
01983 295713
01983 293261
01983 293233
01983 293392

01983 203103
01983 567 331
01983 537 070
01983 861 222
01983 562 295
01983 861222

01982 526 631

01983 522 917
01983 524 634
01983 852722

Entertainment

Restaurants / Bars
Harbour Kitchen – Cowes
Smoking Lobster – Cowes
The Coast Bar & Dining Room - Cowes
The Globe – Cowes
Moocow – Cowes
Murrays Seafood Restaurant – Cowes
The Red Duster – Cowes
Woodvale Hotel and Restaurant - Cowes
Portland Inn - Cowes

These bars and restaurants are available within a 5-minute radius of this home.

Local Attractions / Landmarks

Osborne House – East Cowes
Cowes Maritime Museum - Cowes
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
Yarmouth Castle - Yarmouth
The Needles Landmark Attraction – Alum Bay
Carisbrooke Castle – Carisbrooke
Monkey Haven, Primate Rescue Centre – Newport
Quarr Abbey - Binstead

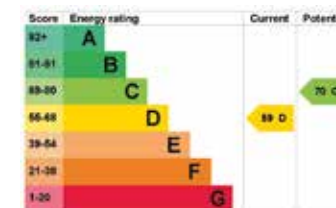


GROUND FLOOR

Entrance Porch	
Hallway	
Bedroom 2	13'9 x 9'1
En-Suite Shower Room	
Utility Room	14' x 4'10
Dining Area	22'5 x 9'8
Lounge	13'11 x 13'7
Kitchen	10'6 x 8'3
Bathroom	
Bedroom 1	14' x 10'
En-Suite Shower Room	
Bedroom 3 / Study	11'11 x 9'8

OUTSIDE

Front Garden	
Driveway	
Car Port	
Rear Garden	
Summer House	11'7 x 6'9
Workshop	15'2 x 8'5



Council Tax Band: C
Tenure: Freehold



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