53 Church Road, Gurnard, Cowes

£360,000

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Positioned in the heart of the lovely village of Gurnard, this much loved family home has been in the same ownership for over 60 years and is offered Chain Free. Although some general modernisation would be beneficial, the home offers well appointed and spacious rooms, with flexibility of use. There is a separate lounge at the front of the home, whilst the family dining/sitting room is set to the back, linking in to the kitchen and in turn with the garden. There is a handy cloakroom to complete this level.
Upstairs, there are three bedrooms and a stylish shower room. The home has a sunny and well tended rear garden with a large workshop to the end and parking for two cars at the front.
All-in-all, this is an appealing family home, in a great location with good access to schools and beaches. Freehold. Council Tax Band - C. EPC E-48

Wooden, half glazed front entrance door into:

Entrance Hallway:
With smart, oak style flooring which flows through most of the ground floor. Understairs storage and separate shelved pantry with side window. Stairs to first floor, and doors to:

Lounge:
13'2" max x 11'9" max (4.03m max x 3.60m max)
Set to the front of the home, a good sized room with an unusual coloured stone feature wall around the fireplace. UPVC double glazed front window and modern electric wall mounted heater.

Sitting Room:
12'11" max x 11'3" (3.94m max x 3.43m)
A lovely light second reception room, which can be used as an additional sitting room. It has a handsome woodburning stove as a focal point, and it is linked seamlesslly via a wide opening to the:

Dining Area:
11'10" x 10'4" (3.61m x 3.15m)
An extended part of the home, which wraps around the side of the sitting room and links to the kitchen, creating a sociably designed family entertaining area. Large UPVC double glazed french doors look and lead to the garden and there is a vaulted velux skylight, letting additional light flood in. Wall mounted electric heater and opening to:

Kitchen:
16'7" max x 6'4" max (5.08m max x 1.95m max)
In a galley design, with modern pale fronted wooden style units set along one wall, with mottled worktops. Spaces for appliances; sink unit set below the side window and under counter integrated oven, with hob and extractor hood over. Door to hallway and further door to:

Cloakroom:

5'10" max x 4'9" max (1.8m max x 1.46m max)

Tiled to half height, a spacious and very handy facility. Fitted with white WC and wash hand basin, with opaque UPVC double glazed rear window.

Turning Staicase to:

First Floor Landing:

With UPVC double glazed window to side; access to loft and doors to:

Bedroom One:

12'0" x 11'3" max (3.67m x 3.45m max)

A bright double room, set to the front of the home with the UPVC double glazed window offering a super, elevated view of the Solent. Tiled fireplace with built in cupboard to one chimney recess. Electric wall mounted heater.

Bedroom Two:

12'11" x 11'3" max (3.96m x 3.45m max)

A second double room, in cream decor with picture rail. Fitted shelved cupboard; UPVC double glazed rear window looking to the garden and electric wall mounted heater.

Bedroom Three:

8'11" x 6'7" (2.72m x 2.03m)

A single bedroom with UPVC double glazed rear window and pretty feature fireplace. Electric wall mounted heater.

Shower Room:

6'7" max x 5'9" max (2.03m max x 1.77m max)

Stylishly fitted with a large walk-in shower enclosure with electric shower; vanity unit comprising the wash hand basin and WC. Attractive pale grey tiling with silver and grey mosaic border. Opaque UPVC double glazed front window.

Parking:

To the front of the home is a driveway, providing parking for two cars. Gated side access leads to the:

Rear Garden:

A long, sunny and neatly arranged garden, with areas of patio and lawn, providing a blank canvas to make your own. To the end of the garden, running the full width is the:

Workshop:

21'9" x 15'0" (6.63m x 4.59m)

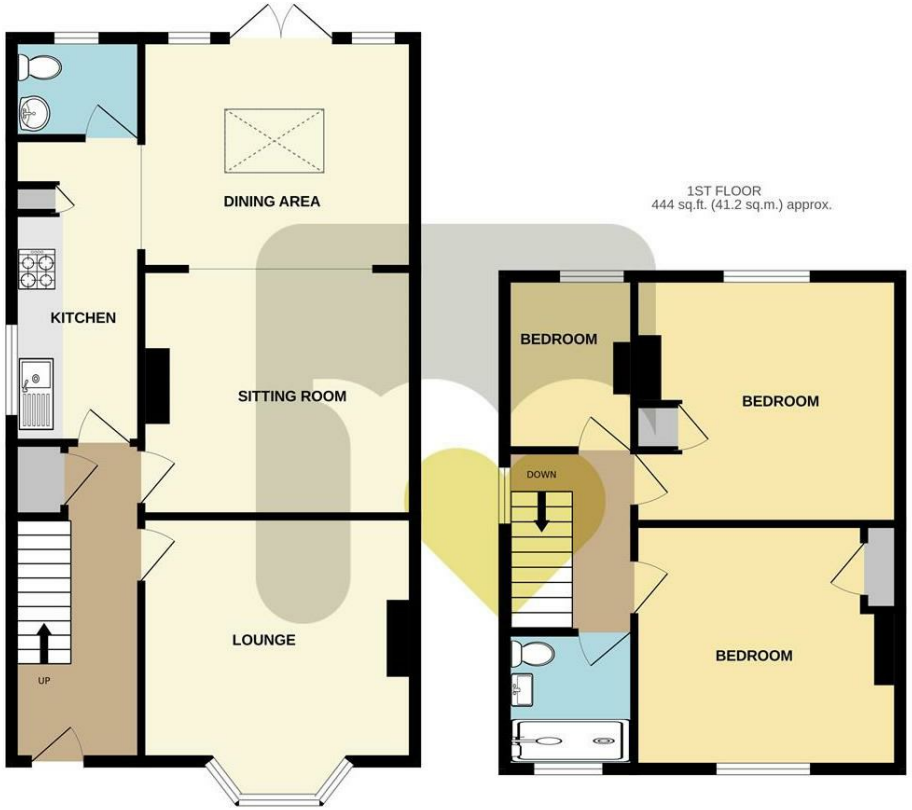
Of solid construction, a large workshop with power and light, offering flexibility of use.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.

TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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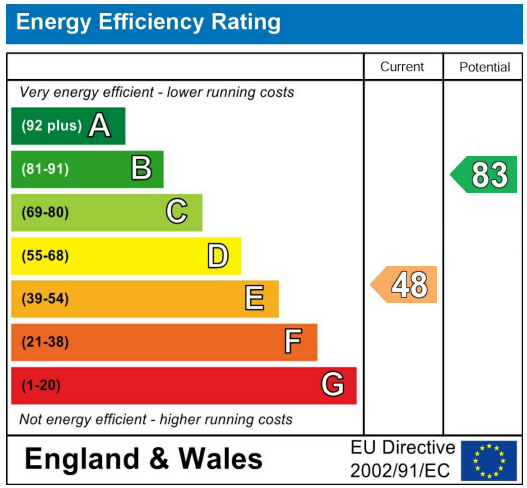

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Arrange a viewing

Love this property and want to see more?
Call us on 01983 280555
Email: hello@meganbakerestateagents.com

Pop in for a chat

Megan Baker Estate Agents
128 High Street Cowes Isle of Wight PO31 7AY
meganbakerestateagents.com

YOUR HOME IS WHERE OUR HEART IS