

THURLESTONE HOUSE

GURNARD



WELCOME TO GURNARD

Thurlestone House is located in the ever-popular Gurnard, a beautiful and charming artisan village, sitting on the edge of Gurnard Bay, with a beautiful sandy beach. The flats are just a few minutes walk to the sea, local sailing club, excellent primary school, convenience store and popular pubs and eateries.

The village is under two miles to the west of the town of Cowes, with its independent shops, supermarkets, pubs and restaurants. Cowes also has the ferry port for Southampton and mainland services. The Red Tunnel passenger and vehicle ferry taking approximately an hour, and the high speed catamaran passenger ferry, known as the 'Red Jet', around 25 minutes, making the mainland very commutable.

There are buses from the village to Cowes, which onward connects to the rest of the island. The Cowes Floating Bridge connects the two towns of West Cowes and East Cowes throughout the day. It is one of a few remaining chain ferries not replaced by a physical bridge.

For outdoor enthusiasts, as well as being well-placed for sailing and other watersports, Cowes is the start of the Isle of Wight Coastal Path, and the disused rail link to Newport is now maintained as a cycle path.

THURLESTONE HOUSE

CURNARD

Thurlestone House is a modern, contemporary styled development, consisting of just four, two bed flats, sitting in a just a stone's throw from the stunning Gurnard's Bay and beach.

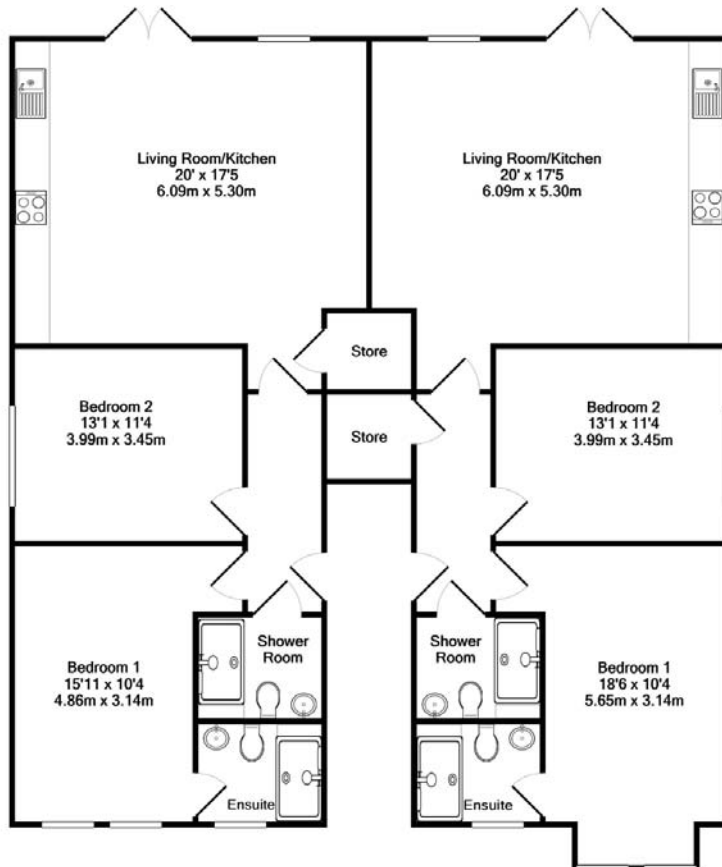
These beautiful new homes are spacious, with versatile accommodation consisting of open plan kitchen / living areas, perfect for entertaining, useful storage space and two good sized bedrooms. All masters have en suites, and flats one and two with the addition of a modern shower room.

The accommodation in flats three and four is spread of two floors, both bedrooms with en suites and also a versatile dressing room / study, perfect for working from home or just extra storage space.

All homes also boast private gardens, providing the perfect setting for entertaining or relaxing, inside or out.



FLOOR PLANS



FLATS 1 & 2 - GROUND FLOOR

Ground Floor

Kitchen / Living Room

6.09m x 5.30m (20' x 17'5)

Bedroom One with en suite

4.86m x 3.14m (15'11 x 10'4)

Bedroom Two

3.99m x 3.45m (13'1 x 11'4)

Shower Room



Typical interior finish, not necessarily those of this development.



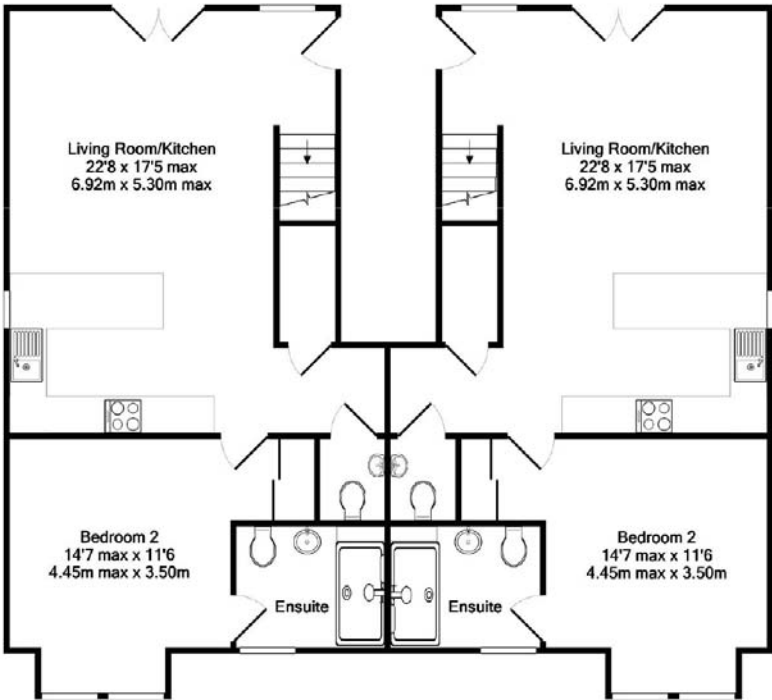
FLOOR PLANS

FLATS 3 & 4

Ground Floor

Kitchen / Living Room
6.92m x 5.30m (22'8 x 17'5)

Bedroom Two with en suite
4.45m x 3.50m (14'7 x 11'6)

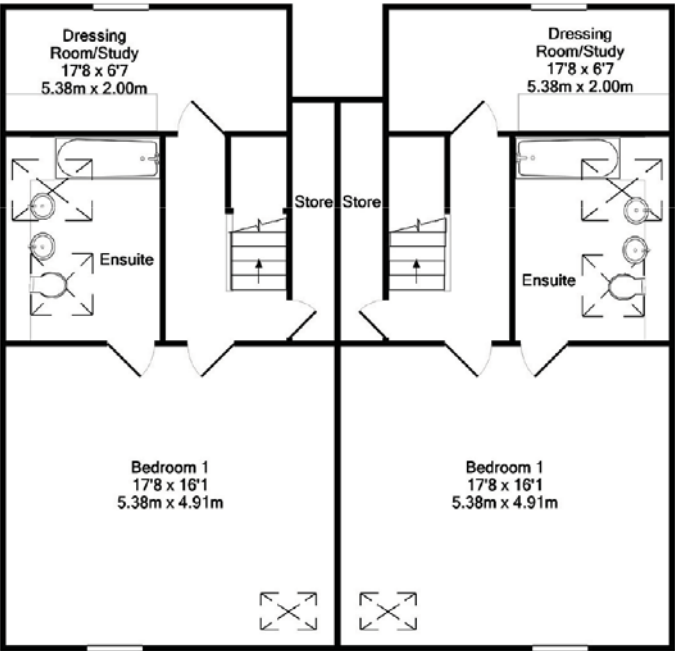


FLATS 3 & 4

First Floor

Bedroom One with en suite
5.38m x 4.91m (17'8 x 16'1)

Dressing Room / Study
5.38m x 2.00m (17'8 x 6'7)



SPECIFICATIONS

All homes are built to our high standards and Specification. The level of workmanship and thoughtful approach to every home is the fundamental reason why this should be your next move.

- Air source hot water heater and economic Dimplex electric thermostatic radiators
- Solar panels (PV) to provide additional economic energy supply
- Optional extra of fully tiled or wooden flooring, subject to plot and stage of construction
- Exceptional quality contemporary grey oak veneer finished internal doors
- Modern high quality door furniture with contemporary handles on square rose
- Sleek contemporary skirtings and architraves
- Extensive TV and telephone points (TV aerial not included)
- Mains smoke detectors and burglar alarm with infrared sensors
- Installed with BT and Wightfibre fast broadband phone lines
- Stylish fitted entrance porch light with PIR detector and rear entrance light
- Outside tap and power point (position varies)
- Elevations finished in high quality stone and timber
- Roof coverings of natural slate
- Paving and patios where shown finished with matching contemporary paving slabs
- Low maintenance, high quality UPVC double glazed windows, French doors and sliding doors (where appropriate) finished in black RAL colour to match fascias and soffits
- Driveways finished with low maintenance gravel chippings
- Rear garden graded and fenced
- LABC Warranty 10 Years
- PEPC – B



SECURITY

Locks are “high security” and the front entrance door has, in addition, a fully insulated aluminium shell and high performance hinges as well as a high specification security lock.

Homes are fitted with PIR detectors coupled with an operational burglar alarm system. PIR detectors on the outside lights ensure that the approach to each house is well illuminated.





BATHROOMS

A luxurious contemporary space designed to exceed your expectations.

- Luxurious contemporary bathroom suites with wall hung WC and wall mounted designer basins
- Sleek monobloc basin mixer tap
- Stunning deep luxury bath
- Thermostatic bath mixer tap with independent 'hair wash' shower fitting to bath
- Luxury walk-in shower enclosures with frame less glass screen, contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head

- Contemporary low rise walk-in shower trays
- Flush ceiling spot lighting with low energy LED bulbs
- Bathroom walls, where fitted with appliances, are tiled with stunning large format tiles
- Fully tiled bathroom floors with matching contemporary tiles (available as cost upgrade)
- Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (available as cost upgrade)
- Luxury heated towel rail in both main bathroom and en-suites
- Cloakroom/WCs fitted with stylish contemporary wall hung suites and tiled splash backs to basin

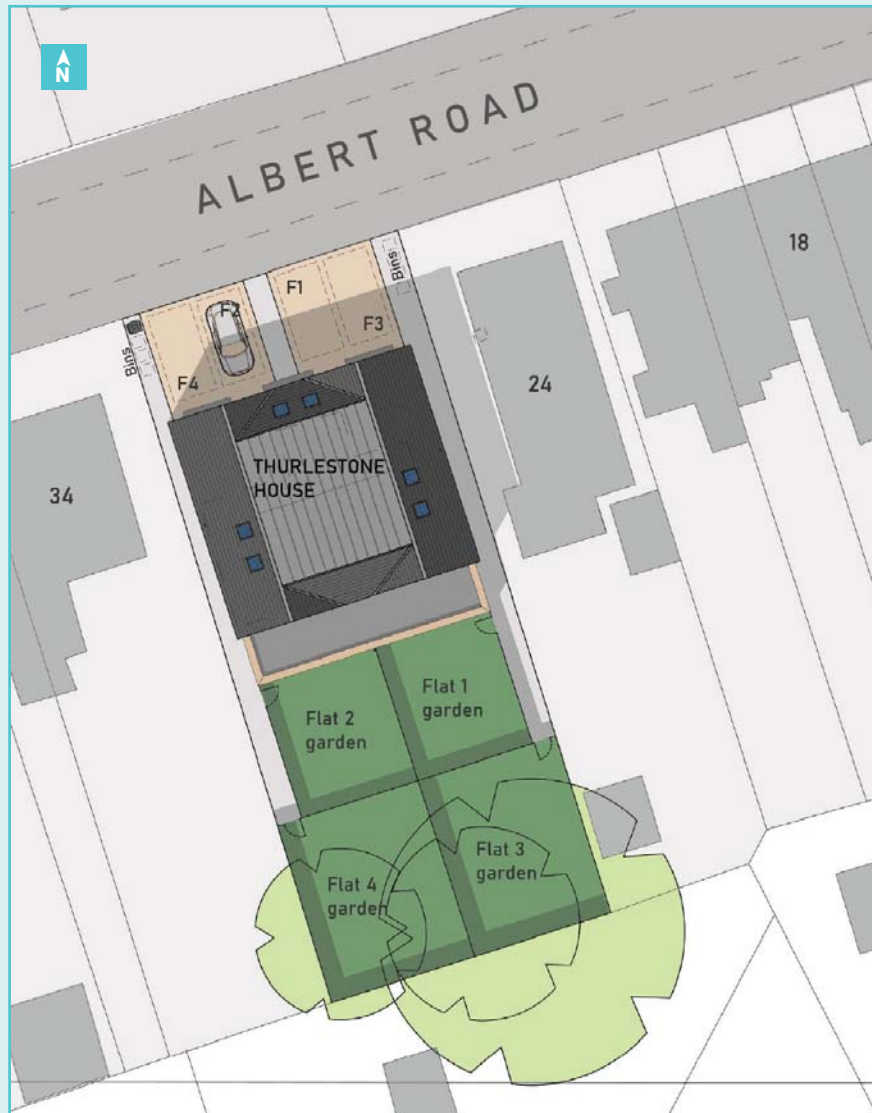
KITCHENS

Every detail is considered in our beautifully designed kitchens.

- Stunning contemporary designer kitchens with 'handleless' units and pan drawers with soft close runners
- Quartz worktops and upstands as standard
- Laser edge colour matched laminate worktops and upstands
- Stainless Steel splashbacks to cooking areas as standard
- Flush ceiling spot lighting with low energy LED bulbs
- Space and plumbing for washing machine and tumble dryer
- The latest contemporary integrated appliances are included
- Eye level double oven
- Flush electric induction hob with touch controls and built-in extractor
- Fridge/Freezer
- Dishwasher
- Undermounted sink and contemporary designer taps to kitchen



SITE PLANS



LOCATION



Thurlestone House, 28 Albert Road, Gurnard, Isle of Wight, PO31 8JU

To discuss further, please contact us on 01983 731 506 or email sales@westoakhomes.co.uk

HOW TO GET TO THURLESTONE HOUSE, GURNARD

BY ROAD

(Fastest route – East Cowes / Cowes ferry)

From East Cowes ferry, head south-east onto Dover Road.

Continue on A3021 to Cowes / East Cowes.

Take the Cowes to East Cowes ferry.

Slight right onto Medina Rd/A3020.

Continue to follow A3020.

Take Park Road / B3325 and Baring Road to Woodvale Road.

Follow Woodvale Road to Gurnard and Albert Road.

BY PUBLIC TRANSPORT

Gurnard is just over 2 miles from Cowes. Frequent buses run between the two, operated by Southern Vectis, every five minutes.

There are frequent and fast ferry services from Cowes to the mainland. Red Funnel runs a passenger and vehicle ferry service from Cowes to Southampton taking approximately an hour. Alternatively, they also operate a hi-speed passenger service, the 'Red Jet', which takes just 25 minutes.

Journey times may vary at different times of the day and week, so do check before you travel.

Travel information for the island is available from
www.islandbuses.info or www.visitisleofwight.co.uk
www.southernvectis.com
www.redfunnel.co.uk

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E: sales@westoakhomes.co.uk
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