



**MARVINS**  
ESTATE AGENTS



## TREETOPS WORSLEY LANE, GURNARD, PO31 8JS

**£440,000**

A most interesting and unique opportunity to acquire this four bedroom bungalow in a tucked away and peaceful position within popular Gurnard village. Treetops enjoys a large plot with a copse/woodland to the rear, this encourages the variety of wildlife which can be seen from the Lounge. Gurnard beach, the local pub and the sailing club are within easy walking distance. Cowes town is also a short distance away with its high speed passenger service to Southampton. The current bungalow residence also offers potential for possibly extending subject to normal regulations. Offering four good size Bedrooms, a spacious Lounge, Kitchen Diner, Bathroom and detached Garage. Chain free. Don't miss out on this exciting opportunity.

### COWES OFFICE

41a High Street, Cowes, Isle of Wight, PO31 7RS  
T: 01983 292114  
E: [coves@marvins.co.uk](mailto:coves@marvins.co.uk)

[WWW.MARVINS.CO.UK](http://WWW.MARVINS.CO.UK)



## TREETOPS WORSLEY LANE, GURNARD, ISLE OF WIGHT PO31 8JS

Double glazed Entrance Door and side screen to:

### ENTRANCE HALL

Radiator.

### LOUNGE

16'4" x 16'2" (4.98m x 4.93m)

Double aspect with double glazed windows overlooking the large rear garden. Radiator.

### KITCHEN/DINER

18'6" x 9'3" (5.64m x 2.82m)

Range of floor and wall cupboards. Enamel butler sink. Electric cooker point. Plumbing for washing machine and dishwasher. Double glazed window and door to rear gardens. Returning door to Hall.

### BEDROOM ONE

11'5" x 10'9" (3.48m x 3.28m)

Radiator. Double glazed patio doors to side. Double glazed window to front. Walk in wardrobe/storage.

### BEDROOM TWO

11'7" x 13'2" (3.53m x 4.01m)

Radiator. Double glazed window to front.

### BEDROOM THREE

11'10" x 8'8" (3.61m x 2.64m)

Radiator. Double glazed window to front.

### BEDROOM FOUR

10'1" x 9'4" (3.07m x 2.84m)

Radiator. Loft access. Double glazed window to rear.

### BATHROOM

P shaped panelled bath with Triton electric shower over. Low level WC and pedestal wash basin. Towel rail/radiator. Double glazed window. Cupboard housing Glow worm gas boiler.

### OUTSIDE

Large rear gardens to lawn. Detached garage to side. Car hardstanding to front and garden laid to lawn.

### TENURE

This property is Freehold. Council tax band E





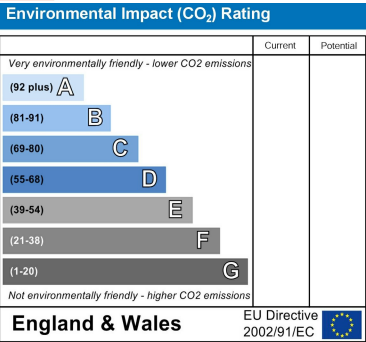
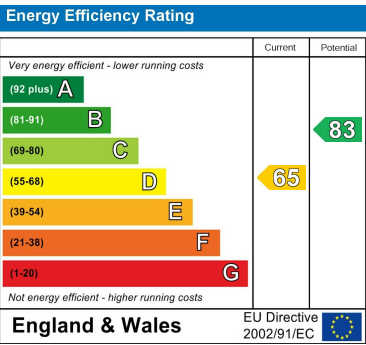




GROUND FLOOR



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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