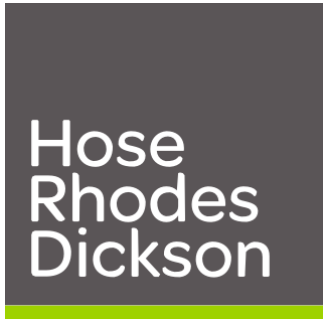




£525,000

5 WARREN POINT, MEDHAM VILLAGE, ISLE OF WIGHT, PO31 8QR

- Tucked Away Rural Location
- River & Countryside Views
- Garage & Large Drive
- Beautiful Gardens
- Four/Five Bedrooms (two en-suite)
- Chain Free!







Situated at the end of a quiet cul de sac within Medham Village and enjoying uninterrupted panoramic views across Countryside and to the River Medina beyond.

This wonderful detached house has been well designed to provide spacious accommodation throughout with a large sitting room, dining room, study/bedroom five, cloakroom, kitchen and utility room on the ground floor with four double bedrooms (one with an en-suite shower room and the master bedrooms suite having both en-suite facilities and a dressing room) at first floor level.

The property boasts many attractive features including dual aspect rooms enjoying much light and sun, ample storage cupboards, built in wardrobes in all the first floor bedrooms and stunning views of countryside, river or garden from every room. Further benefits to the home are a large garage/workshop, sweeping driveway, enclosed paddock ideal for a children's play area or vegetable gardens, double glazing and gas central heating.



The pretty Village of Medham is located between the towns of Newport and Cowes. Cowes is approximately a five minute drive away with its marinas, seafront, shops and high speed passenger ferry to Southampton whilst Newport, being approximately ten minutes drive away has a wider range of supermarkets, shops and restaurants. Medham is a picturesque hamlet of homes set around a traditional Green and bustling duck pond. The area and home itself would suit a family or professional/retired couple requiring space and peace.

HALL A large, welcoming entrance to the home with stairs to first floor and under stairs storage cupboard.

SITTING ROOM 20' 8 max" x 13' 3" (6.3m x 4.04m) A large bright room with dual aspect enjoying the river and countryside views. French doors lead out to the patio area which also enjoys the vista.

DINING ROOM 15 max' x 11' 4 max" (4.57m x 3.45m) A wonderful formal dining space with ample room for a dining suite. Dual aspect enjoying the views with French doors leading out to the patio where you could dine al fresco in the summer months.

STUDY/BEDROOM FIVE 12' 7" x 9' 10" (3.84m x 3m) A room with a multitude of uses depending on your requirements. The room could be a double bedroom, library/study or additional sitting room/play room with dual aspect windows over looking the gardens. French doors lead out to the garden.

KITCHEN/BREAKFAST ROOM 15 max' x 9' 8" (4.57m x 2.95m) With a matching range of wall, drawer and base units incorporating a stainless steel sink unit, built in double oven and hob. Window to front and side aspects offering a view over the gardens and paddock to the front. Tiled floor. Space for a small breakfast table.

UTILITY ROOM 9' 8" x 5' 10" (2.95m x 1.78m) Additional units and work surface space incorporating a sink unit. Space and plumbing for a washing machine and additional appliances. Door to garden. A great room for muddy garden boots and coats. Tiled floor. Wall mounted Glowworm boiler.



CLOAKROOM With suite comprising of a wc and wash hand basin.

FIRST FLOOR LANDING Access to the loft space. Airing cupboard with storage space.

MASTER BEDROOM SUITE 12' 3" x 11' 5" (3.73m x 3.48m) A dual aspect room enjoying the morning sun with superb elevated views of the River Medina and countryside. The double room leads through to a separate dressing room with ample built in wardrobes and further door leading through to an en-suite shower room.

EN-SUITE SHOWER ROOM Suite comprising of a corner shower cubicle, wash hand basin and wc.

BEDROOM TWO 13' 2 max" x 11' 2 max plus entrance area" (4.01m x 3.4m) Views over the garden and countryside. Two built in wardrobes and door to en-suite.

EN-SUITE SHOWER ROOM Suite comprising of a large shower cubicle, wash hand basin and wc.

BEDROOM THREE 12' 2" x 9' 9" (3.71m x 2.97m) Views over the countryside and paddock. Large built in wardrobe.

BEDROOM FOUR 11' 5" x 11' 2" (3.48m x 3.4m) Views over the countryside and river. Large built in wardrobe.

BATHROOM Suite comprising of a bath, wash hand basin set on a vanity unit with cosmetics storage beneath and wc.

OUTSIDE The property sits just off centre in its plot providing gardens that wrap around the home. A large sweeping gravel drive offers ample parking for all the family and is framed by lawns either side with planted trees and shrubs to flower beds including an Acer and Cherry Blossom. To the side of the home lies a large patio area accessed also from dining and sitting rooms. This space overlooks the fields down to the river and is a wonderful space to peacefully read or dine with friends and family. Lead further round, the rear gardens are laid mainly to lawn with raised planted flower beds and sleeper steps leading down to a circular patio and gravel beds. There is a greenhouse with nearby outside tap and a DOUBLE GARAGE with personal door to the garden and motorised up and over door. Gated access to the front and driveway.

Paddock: To the front of the home lies an enclosed paddock. The paddock could be used as a children's playing area or vegetable plot. Restrictions for use apply and will be confirmed.

GARAGE 16' 10" x 16' 3" (5.13m x 4.95m) A double sized garage with motorised up and over door. Pitched roof. Door back into the rear garden.

Council Tax Band: F

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years

Over 3 years you could save **£5,367**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£375 over 3 years	
Heating	£4,443 over 3 years	£2,076 over 3 years	£2,367
Hot water	£540 over 3 years	£171 over 3 years	£369
Totals:	£5,367	£2,626	£2,741

You could save £2,865 over 3 years

These figures show how much the average householder spends on this property for heating, lighting and hot water. This excludes energy use for running appliances (e.g. computers, fridges, freezers, and any electricity generated by microgeneration).

Energy Efficiency Rating

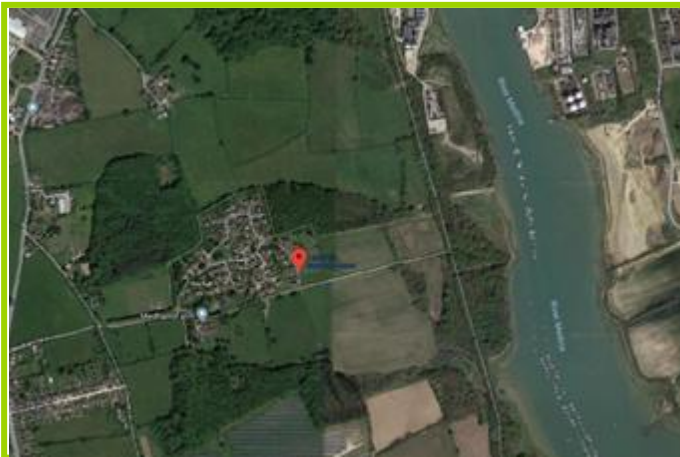
Vary energy efficient - lower running costs

Rating	Current Rating	Potential Rating
A (92-100)	76	49
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.

Where to find the property

5 Warren Point, Medham, Cowes, Isle of Wight, PO31 8QR



Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of the statements contained in these particulars as to this property are to be relied upon as statements or representation of fact nor is it intended to form any part of any contract.

Especially if travelling long distances, if there is any point of particular importance, please contact the office who will be pleased to clarify the information.

Floor plans are a schematic and are for guidance only. All measurements are approximate. Please note that if our photographs depict the property in a furnished condition, on completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale.

Call our Cowes office to arrange a viewing
01983 294714 or email cowes@hrdiw.co.uk

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