

McCarthy
&BOOKER



3 Solent Heights, Egypt Hill, Cowes, Isle of Wight, PO31 8BP

Guide Price £1,225,000



A modern 5 bedroom detached home with stunning Solent views with accommodation over three levels, open plan living, 4 bathrooms, balcony, parking and fantastic garden. Viewing is highly recommended.

A fabulous contemporary three storey home

with fantastic sea views. Including 5 bedrooms, 4 bathrooms, open plan living on the central floor and a living room with balcony at the top which gives uninterrupted views over the Solent. A double garage, additional parking and a large rear garden completes this high specification family home. Currently one bedroom is used as a letting room with its own entrance and the top floor could be utilised as an individual 'living suite', this property is flexible and adaptable. Located in a renowned area of Cowes with views over to Gurnard.

Approaching The Property

Set within a cul-de-sac of three properties and on an elevated position, this contemporary home has three floors with balconies overlooking the front and side of the property. With white rendering and grey clapboard, anthracite grey window frames and doors including glass frames around the balconies, this property is an extremely striking residence. An open sided garage with power and light is to the right of the property, with block paving surrounding the fore and flowing off either side around to the rear garden. The first floor balcony forms a shelter above the entrance door with its outside lighting and security camera within this dry outside area.

Ground Floor

Entering into a large hallway with pale oak engineered timber flooring and its underflooring heating, which is a feature throughout the house. Neutral clean decor in all rooms and 'Intu' blinds within the window frames and doors in the majority of rooms, makes this a stylish and thoughtfully designed and well maintained home. Bright and airy, all of these generously sized rooms have large windows or patio doors allowing light to stream in. The three generous double bedrooms all have direct access to the garden and outside. The bedroom at the fore of the property has sliding double patio doors and a large modern ensuite shower room. This spacious room with built in cupboards, shelves and wardrobes is currently used for holiday letting and, whilst integral to the house, when guests are staying the door to the hallway can be secured so that access can be gained via the patio doors. The remaining two rooms are to the rear of the property with either a door or patio doors giving entry to the garden. One of these is currently used as a craft room but could be a home office/study or return it to a bedroom. The hallway cupboard contains the water cylinder and the mechanical operations for the ASHP and underfloor heating.

Further rooms on this floor are a large modern bathroom with a white suite, tiled walls and an over the bath shower. The utility room has space and plumbing for a washing machine and tumble dryer, separate sink, many floor to ceiling cupboards and an integral fridge. Stairs lead up to the next floor and have low level lighting and beautiful glass and oak balustrades and handrails.



First floor

This floor contains the main open plan living area encompassing large zoned areas which blend beautifully together but still keeping designated areas. The sitting area has a modern gas fire within it and access to the balcony through sliding doors, giving unfettered views out and over the surrounding area towards the Solent. The fabulous kitchen horseshoes around forming a breakfast bar between it and the dining area. The many white gloss units contain an integrated dishwasher and 'range' style oven with 6 induction rings and two ovens below. They are topped with a white marble worksurface complete with upstand, glass splash back behind the hob and decorative mosaic tiles around the remaining area. Space for an American style fridge freezer with plumbing for drinking water this is truly the hub of the home and with plenty of room for entertaining and large gatherings.

The remaining rooms on this level are a separate cloakroom and the master bedroom suite. With a lobby area, complete with pir lighting sensor, that has a large double room with built in wardrobes leading off to the left and a large fully tiled modern ensuite shower room with a vanity unit incorporating two basins, to the right.

Second Floor

This final floor has been reconfigured into a magnificent living and sleeping quarters with ensuite shower room, double bedroom and copious amounts of storage rooms. Two large Velux windows open up to show the fantastic views which can also be enjoyed from the balcony which is accessed through a door within the impressive floor to ceiling glazed wall. An electric woodburner within the living area completes this homely space.

Garden

A large garden with many varied areas and uses. Consisting of a central lawn surrounded by mature trees and shrubs there is a patioed area which is a generous space for entertaining, al fresco dining or relaxing. An arbour has been constructed in a secluded and peaceful spot looking directly out to sea and giving the perfect vista to watch the Gurnard sunsets. There is a vegetable patch with bespoke raised beds, various fruit trees including crabapple, pear, cherry and plums as well as established rhubarb and herbs. Another seating area, complete with pergola, sits next to the rockeries and is adjacent to the large garden store with power and light.

Further Information

EPC: C

Council tax band: G (£3516.70 2022)

Tenure: Freehold

Heating via an air source heat pump - ASHP - (Mitsubishi Ecodan) with underfloor heating throughout

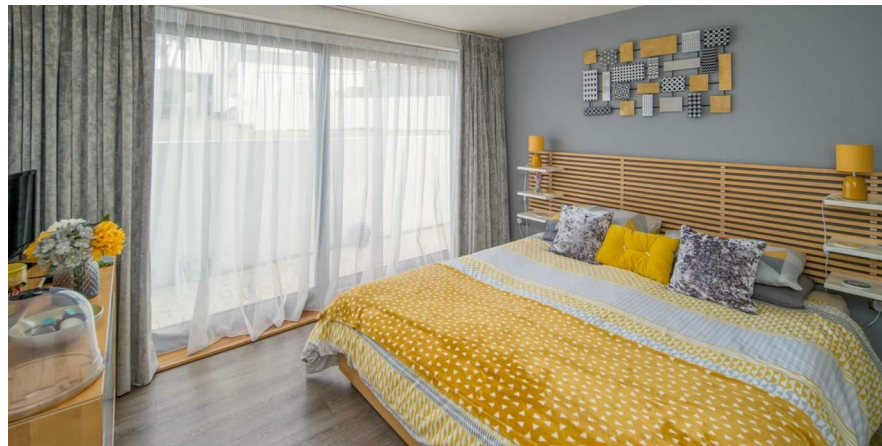
Water softener

Security system with CCTV

House piled to 23m

Cowes

Cowes is rich in nautical heritage and is an international mecca for sailing, culminating in Cowes Week held in August each year. With its many marinas and sailing clubs dotted along the seafront there is also quick access to Southampton via the more modern Red Jet. Within the High Street there are two major supermarkets, many boutique shops, pubs and eateries.



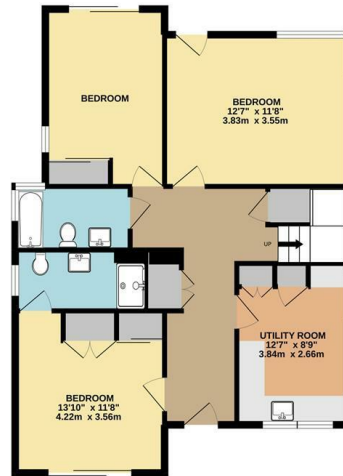
Viewing
 Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

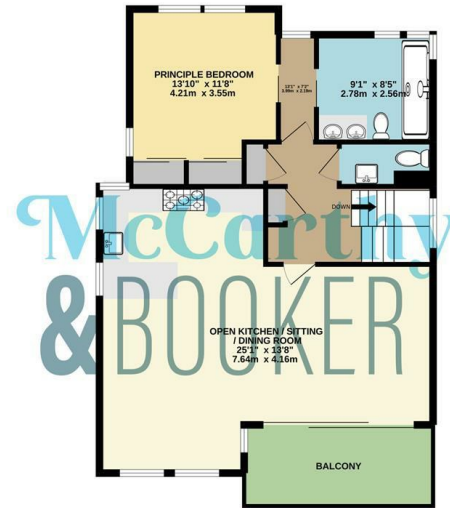
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

GROUND FLOOR
 825 sq.ft. (76.6 sq.m.) approx.



1ST FLOOR
 830 sq.ft. (77.1 sq.m.) approx.



2ND FLOOR
 670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 2325 sq.ft. (216.0 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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