

McCarthy  
& BOOKER



6 Ward Avenue, Cowes, Isle of Wight, PO31 8AY

**Guide Price £950,000**



This stunning detached family house, built in the 1940s, is nestled at the quiet end of this sought after and conveniently located road. A short stroll from Cowes town and enjoying direct, private access to the park through the large back garden, this well maintained home boasts ample space and modern amenities. Ideal for growing families and those wishing to have easy access to the foot passenger ferry; perfect for commuting. The property enjoys good sized rear gardens and sea views from all five bedrooms through large aluminium double glazed windows. Viewing is highly recommended to fully appreciate the versatile accommodation and fantastic setting of this beautiful home which has been substantially extended by the current owners. The property is being sold chain free.

#### Entrance Hall

An oak front door with glazed panels either side allows access to the light and airy hallway. Staircase to first floor and under stairs storage.

#### Living Room

A lovely light dual aspect room with French doors opening to the rear gardens. There is an open fire with slate hearth and beech mantelshelf.

#### Sitting Room

With a box bay window this light room has sea views to the Solent. A versatile room, it would also make a lovely playroom or second living room.

#### Office

With a wide window overlooking the front garden; a light room that can be closed off from the rest of the house.

#### Kitchen/Diner

A fantastic open space including brand new fitted kitchen. There is a range of wall and floor mounted units and work surfaces over, built in electric oven, gas hob with stainless steel extractor over. Space for dishwasher and free standing fridge/freezer. Oak flooring. From the dining area, French doors open to the well established rear gardens.

#### WC

With the lower walls tiled in marble and glass tiles, fitted with a wash basin and WC. Slate tiled floor.

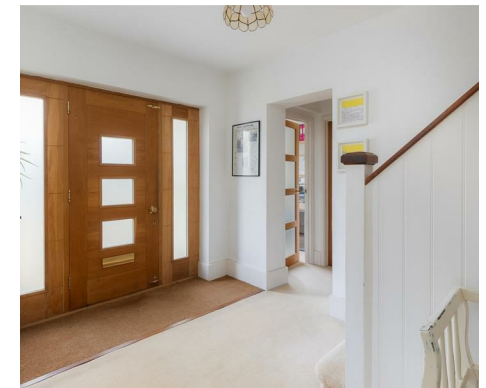
#### Utility Area

Fitted with wall and base units and space and plumbing for washing machine and tumble dryer. Stainless steel sink, slate flooring. Door to side leading to front and rear gardens.

At first floor level, two stairs lead to two separate landings. Both sides have loft access; to one side there is a shelved storage cupboard.

#### Bedroom 1

A double room with good sized window enjoying sea views over the Solent towards the New Forest.



#### Ensuite

Shower room tiled throughout with a large shower cubicle, WC, wash hand basin and heated towel rail.

#### Bedroom 2

A double room with large window overlooking the rear gardens to the sea beyond.

#### Bedroom 3

Another good sized double room with views to the rear gardens and sea beyond.

#### Bedroom 4

Another well proportioned double bedroom with box bay window seat to the front, enjoying sea views across the Solent to the New Forest.

#### Bedroom 5

A single room with built in shelving and sea views.

#### Family Bathroom

With a double ended bath with mixer tap and separate shower attachment, a large shower cubicle, washbasin, WC and heated towel rail. Jade stone detail tiling.

#### Outside

The property is approached over a gravel driveway providing parking for a number of cars. There is a further area of lawn enclosed by mature hedging with established shrubs and access to both sides of the property and the rear. The delightful, private rear garden is laid mainly to lawn and screened with mature hedging and fruit trees. The garden backs onto Northwood Park and there is private gated access leading straight into the park, with the tennis courts and Northwood House being a very short stroll away.

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.

Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park is enjoyed by families, with outside space including tennis courts, a bowling club, children's play park and scenic walks amongst many specimen trees. The chain ferry links Cowes to East Cowes where the Red Funnel car ferry to the mainland is situated.

#### Further Information

Tenure: Freehold

Gas central heating via Vaillant boiler

EPC: D

Council Tax Band: E

The owners have current planning permission to extend the ground floor across the full width of the property to provide a 50m<sup>2</sup> open plan kitchen/dining area. Plans could be available to view on request.



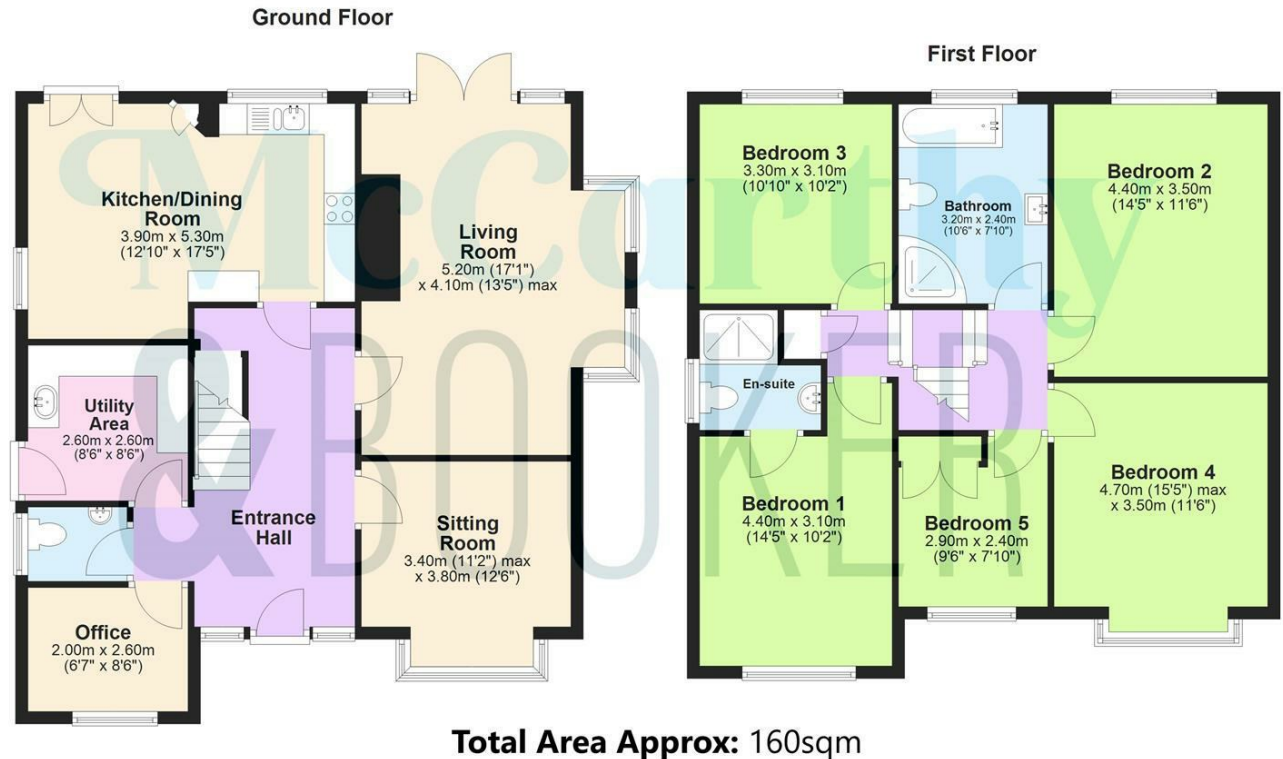
## Viewing

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.

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