



108 Mill Hill Road, Cowes, Isle of Wight, PO31 7EH

Guide Price £450,000



ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY AND BOOKER

Welcome to this charming detached Victorian home that boasts a perfect blend of character and modern living, making it an ideal choice for those seeking a touch of history with contemporary comforts.

Upon entering, you are greeted by two inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property features four generously sized bedrooms, with two well appointed bathrooms, providing plenty of room for a growing family or accommodating guests.

Parking ensures convenience for you at this Victorian gem, viewing is essential.

Detached four bedroom period home

Located within a short walk to Cowes town, this Victorian property has had a double storey extension added forming a fabulous modern open plan kitchen/dining/family area on the ground floor. Along with a utility room, separate sitting room and two bath/shower rooms - one ensuite - there is off road parking for two vehicles and a lovely easily maintained garden. Character features, along with modern conveniences, make this a great family home and the bonus of being chain free.

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Interior

A very well presented character home that is neutrally decorated and retains many of the hallmarks of this type of property - high ceilings, bay windows, feature fireplaces and picture rails as well as having modern conveniences.

Ground Floor:

Stripped floorboards flow along the hallway and into the sitting room which has a large bay window and feature fireplace with stone hearth.

A practical utility room gives hanging space, extra storage cupboards, space and plumbing for a washing machine and a deep 'Belfast' sink. This is topped with a thick wooden worksurface and colourful patterned tiling as a splashback. This unique tiling continues as flooring in the useful cloakroom.

The extended kitchen/dining/family area is very bright and airy with a high ceiling and bi-fold doors opening onto the outside deck. This stylish room has engineered oak flooring, grey and navy base units and a large island which doubles as a breakfast bar. Integrated appliances include a fridge freezer, dishwasher, microwave and oven, 5 ring gas hob, all of which are covered by a white stone worksurface.

First Floor:

Three bedrooms, one with an ensuite shower room, and a family bathroom are found on this level.

The generous sized principal bedroom looks out over the fore of the property and has a large bay window making this a bright and airy room with a convenient ensuite shower room containing a fully tiled walk in shower cubicle.

The other two bedrooms are good sized, one being a single and the other a double. The family bathroom has a claw footed bath tub with overhead shower, period style basin and wc.

Second Floor:

From the landing, with a large under eaves storage area, there is a large bedroom with double aspect windows, with sea views, allowing light to flood into the room.

Exterior

A block paved driveway, with space for two vehicles, leads to a beautiful original entrance door with etched numbers within the transom window above.

The low maintenance rear garden has a raised flower bed to one side and a large decked platform that leads to a grassed area and shingled pathway to a garden store.

Cowes

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 hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information



Tenure: Freehold
 Council tax band: D
 EPC: D
 Mains gas, electric, water and sewerage
 Wightfibre broadband
 Gas central heating
 Extension built in 2018

Viewing

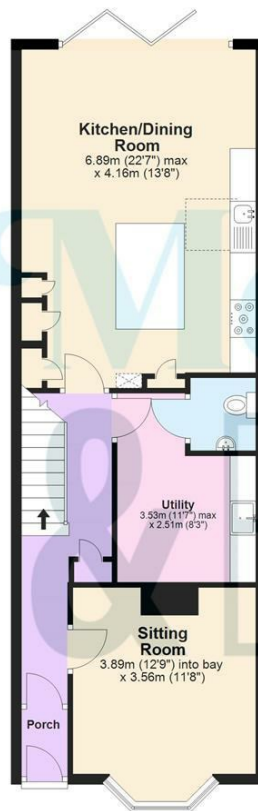
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

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
 Approx. 61.5 sq. metres (662.0 sq. feet)



First Floor
 Approx. 52.7 sq. metres (567.0 sq. feet)



Second Floor
 Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 147.2 sq. metres (1584.1 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite or furniture icons may not reflect the actual design present. Plan produced by Silver Arch Property Solutions Limited
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