



17 Mill Hill Road, Cowes, Isle of Wight, PO31 7EB



\*\*ANOTHER PROPERTY SOLD BY THE TEAM AT MCCARTHY & BOOKER\*\*

A superbly renovated Victorian semi-detached house offers a delightful blend of classic elegance and modern comfort. With four spacious bedrooms, this property is perfect for families or those seeking extra space for guests also with a home office, close to town & CHAIN FREE.

#### Superbly renovated Victorian villa

This semi detached period property has four double bedrooms and has been thoughtfully and stylishly refurbished to a high standard. There is an open plan kitchen/dining/family room, separate sitting room, two bath/shower rooms and a purpose built 'secret' office. The low maintenance garden has side access and the house is located within a short walk to Cowes High Street and all its amenities. CHAIN FREE!!

#### Interior

Incorporating the period features of high ceilings, bay windows and large airy spaces this property has been completed with stylish, modern fittings and conveniences throughout as well as being beautifully decorated. Along with parquet patterned luxury vinyl flooring that flows through the hallway and into the kitchen/dining room and utility area, there is neutral herringbone carpeting elsewhere with a bespoke runner on the staircase.

#### Ground Floor:

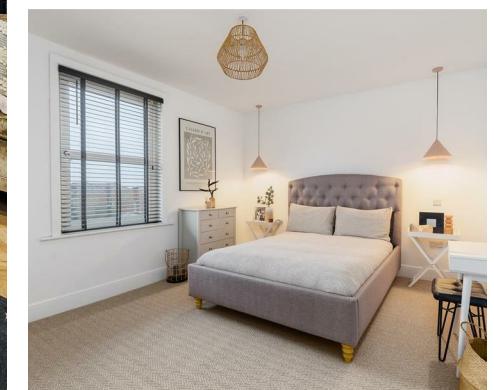
The sitting room has a square bay window allowing light to floor into this generous sized room with a chimney breast. A concealed door has been cleverly constructed to give access to a tailor made office room.

The hallway has an understairs storage cupboard and a striking glass panelled door leading to the open plan kitchen/living area. This wonderful sociable room incorporates a family area, dining area with space for panelled bench seating on two walls, and a well appointed kitchen with an island. Within the taupe wall and base units are an integrated dishwasher and fridge freezer, range cooker with 5 ring gas hob and the larder which contains electrical points. The utility room contains a useful cloakroom as well as additional cupboards, space and plumbing for a washing machine and an access point to the garden.

#### First Floor:

The long hallway leads off to four double bedrooms, one with ensuite shower room, and a family bathroom. The loft - with power and light - is accessed from the hallway via a loft ladder and has sea views through the Velux window. The stylish family bathroom has both a walk in shower cubicle as well as a freestanding bath with floor standing filler tap. There are four double bedrooms with the rear bedroom overlooking the garden. The principal bedroom includes an ensuite shower room and access to a balcony with lovely sea views.

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Guide Price



#### Exterior

The entrance door is reached via a short flight of steps and has a convenient open storm porch. The front garden is a trouble free shingle area, with a smart white rendered wall finishing the look and adding to the kerb appeal. To one side is a passageway giving side access to the house and the rear garden.

This outside area is mainly 'crazy' white pavers and, to one side, a raised patio which forms a lovely seating area. There is a garden store and narrow flower beds along two sides of this low maintenance garden, a perfect place to relax.

#### Refurbishment Completed in 2024

New boiler - 10 year warranty

New electrics and consumer unit installed

New plumbing and column radiators

New kitchen and appliances

New bath and shower rooms

New flooring and carpet throughout property

#### 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

EPC: C

Council tax band: C

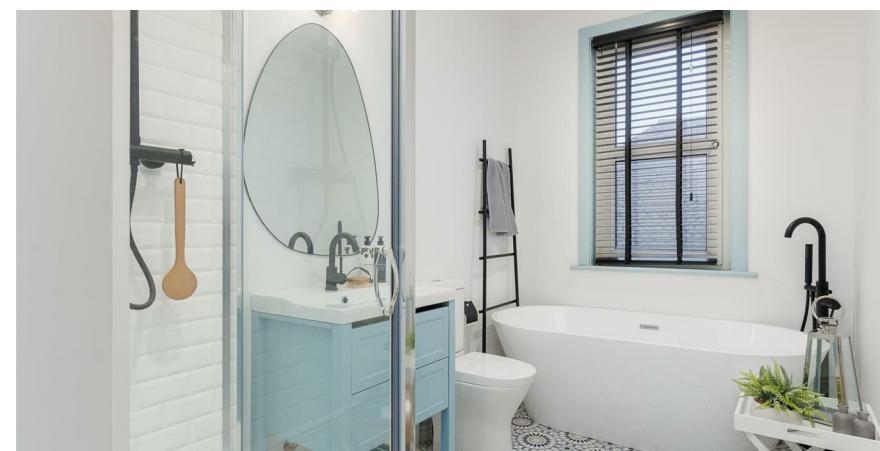
Gas central heating via Glow worm boiler

Mains gas, electric, water and sewerage

Broadband 900 mb

Loft partially board with electrics/light, Velux window and loft ladder

Parking permit (Zone CS2) currently £72 pa, nearest location a few steps away in Consort Road



## Viewing

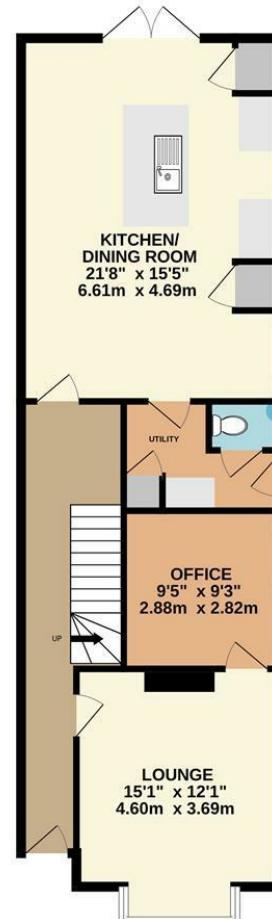
Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

## Disclaimer

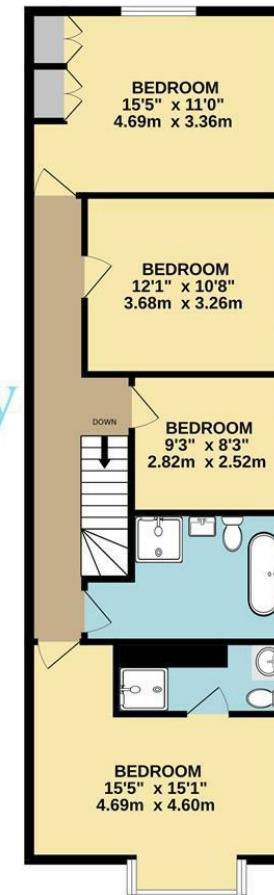
We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor 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  
783 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1569 sq.ft. (145.8 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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