

McCarthy  
& BOOKER



16 The Changers, Cowes, Isle of Wight, PO31 7FC





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

A beautifully presented 4 bedroom detached home with three receptions, giving flexible uses, and two bath/shower rooms. With a secluded garden, double garage and additional off road parking. Must be viewed.

### A beautifully maintained four bedroom home

This detached house is ideally situated within the desirable Westbury estate. This lovely home boasts versatile family accommodation across two floors, a secluded south-west facing garden, and is within walking distance of the local park and only a 15-minute stroll into the town centre of Cowes. With a double garage and ample driveway parking, this property is ready to move into!

### Interior

#### Ground Floor:

Step inside to a bright and welcoming entrance hallway that gives way to the main living areas, a good sized office/study provides a quiet space for home working, a downstairs cloakroom and a staircase to the first floor. The sitting room is a warm and inviting space, featuring a gas fire with stone hearth and surround as its focal point and double doors that open seamlessly into the adjoining dining room. From here, French doors lead directly to the garden, ideal for indoor-outdoor entertaining.

The modern kitchen is well-equipped and thoughtfully laid out, with a deep understairs storage cupboard, space and plumbing for a dishwasher and a built in oven and hob. There is an adjoining utility room for added practicality with space and plumbing for a washing machine and tumble dryer, an additional sink, further storage cupboards and a door accessing the garden.

#### First Floor:

On this level the property offers four well-proportioned bedrooms. The principle bedroom benefits from a double built in wardrobe and a modern en-suite shower room, and the remaining three bedrooms are served by a smart family bathroom with a shower over the bath. The two rear double bedrooms also have a built in wardrobe each and every room is presented to a good standard, with views across to the local park at the rear and the cul de sac to the fore. Within the hallway is a cupboard housing the boiler.





### Exterior

Outside, the home continues to impress with a private, south-west facing garden—a perfect suntrap bordered by tall, mature hedging, creating a secluded and peaceful outdoor retreat.

To the front, a double garage and driveway provide ample off-road parking. The property is set within a quiet residential street in the ever-popular Westbury estate, just a short walk to the nearby park and within easy reach of local amenities and the town centre.

### 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. Local schools are Gurnard Primary, Love Lane Primary and Cowes Enterprise College. 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 combination boiler

Mains gas, electricity, water and sewerage

Double glazed

Gas central heating via Worcester boiler with magna cleanse

Loft partially boarded with light





## 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.



Total area: approx. 139.5 sq. metres (1501.2 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, sills, 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 other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk Plan produced using PlanUp.

**16 The Chandlers, Cowes**