

McCarthy  
&BOOKER



3 Marine View Close, Cowes, Isle of Wight, PO31 8BU

**Guide Price £1,150,000**



A stunning detached townhouse offering beautiful sea views! This modern designed home boasts ample space for comfortable living. With a large airy reception room, 5 bedrooms and 4 bathrooms, there is plenty of room for the whole family to enjoy. The wonderful outside space is a gardeners dream and has many mature plants, shrubs and trees. Simply gorgeous.

The property's prime location not only provides mesmerising sea views but also offers a sense of tranquillity and relaxation. Parking space for 3 vehicles, making it convenient for you and your guests as well as a large garage. Viewing essential.

#### Detached 5 bedroom immaculate townhouse

A beautiful house with fabulous sea views and garden located in Cowes on a private road. The property boasts not only a prime location, but also ample space with a split level open plan sitting room, a large glass sided balcony and kitchen, perfect for entertaining guests or simply relaxing with your family. With five bedrooms and four bathrooms, there is plenty of room for everyone to enjoy their own space and privacy. Set over three split level floors, this immaculate property boasts two balconies and is bright throughout. The layout of this property has been thoughtfully designed to maximise comfort and functionality. Completed with a secluded landscaped garden, off road parking for several vehicles and a garage - this is a wonderful home, permanent or holiday.

#### Interior

Immaculately presented, with high end internal features such as oak flooring, glass stair panels and low level lighting on the staircase, it is beautifully decorated as well as being light and airy throughout. This versatile property is currently configured with four bedrooms and a study but can easily revert to a five bedroom home.

#### Ground Floor:

Through a modern glass doorway you enter a bright hallway that has a convenient understairs storage cupboard and a doorway to the internal garage. This is spacious and gives plenty of room for a vehicle/bike/water sports paraphenalia as well as housing the Worcester boiler and where the 'dumb waiter', that reaches the top floor, is situated. Up a few stairs you reach a utility room with space and plumbing for a washing machine and tumble dryer, sink and further storage cupboards. This useful and practical area also has access to the garden. Also on this level are two double bedrooms, one currently used as a study, and a fully tiled family bathroom complete with bath and over head shower.

#### First Floor:

Two double bedrooms both with stylish ensuite shower rooms which over look the rear garden and a separate cloakroom can be found between these two rooms. The principal bedroom has a fully tiled ensuite bathroom with jacuzzi bath and over head shower, wc and double basins within the vanity unit. This generously sized bedroom has built in wardrobes across one wall and a glass and metal balcony that has wonderful views out to the Solent and beyond.

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#### Second Floor:

A bright and stylish room with high ceilings and has split levels between the kitchen and the living/dining area. The high end kitchen with its white gloss base and wall units have black marble worksurfaces flowing over them and continue onto to the central island. Within this well appointed kitchen are an integrated dishwasher, 2 Neff ovens, 5 zone Neff induction hob, 2 low level freezers, and a low level freezer. A wonderful feature is a 'dumb waiter' that runs from the garage to the kitchen and is a practical way to transport groceries up as well as items down to the ground floor.

Through large French doors, from which light streams in, the extended balcony has glass and steel surrounds to enjoy the magnificent view out over the water. This truly relaxing space is perfect for enjoying the end of day sunshine up to 9pm in the summer. Altogether a great area and outside space to enjoy socialising or down time.

#### Exterior

The block paved driveway, surrounded by landscaped gardens, has space for several vehicles and leads to the internal garage.

Accessed from both sides of the building the rear garden is a gardeners dream, filled with many varied mature plants and shrubs. Just a few include a banana plant, mature olive tree, palms, grape vine, fuchsias, clematis, hazelnut, pear and apple trees. Along with two garden stores this peaceful verdant outside space has a raised decked patio with bbq area for outside dining or relaxation. A solid slate obelisk water feature adds to the calmness of the garden with its gentle tinkling.

#### 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 the Red Funnel car and passenger ferry to the mainland is situated.

#### Further Information

Tenure: Freehold

EPC: C

Council tax band: E

Gas central heating via Worcester boiler

Separate zoned heating over all levels

Private road maintenance £92 pa (2023/24)

Still within 10 year NHBC guarantee



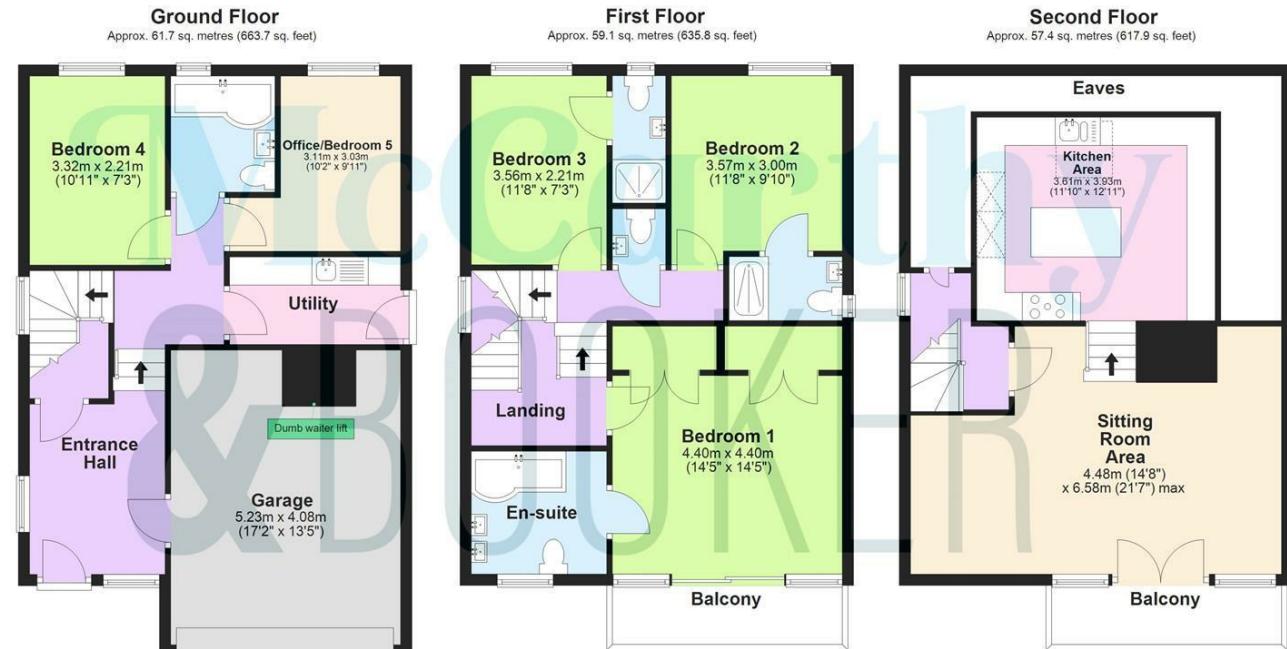
## Viewing

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. 178.1 sq. metres (1917.5 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 [www.silverarchps.co.uk](http://www.silverarchps.co.uk). Plan produced using PlanItUp.

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