



26 Calbourne Road, Carisbrooke  
£695,000

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The word deceptive is used a lot when describing properties, but in this case, the word is absolutely justified. This looks like a one level home from the front, but it really is so much more than that! Positioned on the outskirts of Carisbrooke with excellent access to the west of the Island as well as the local amenities, this handsome, immaculately presented family home is full of surprises. Nestled below the road level gives it privacy and an

opportunity to utilise the sheltered, sunny front garden area, and also gives it the additional benefit of two levels of parking. The entrance level is arranged around a central staircase leading to the garden level, creating a huge showcase hallway from which all rooms can be accessed. There are two double bedrooms here, serviced by a modern, stylish family bathroom as well as a large living room with patio doors framing the spectacular and far reaching views over the Island. The views can also be enjoyed from the super decked terrace that spills out beyond the patio doors. The very large, beautifully fitted and fully integrated kitchen/breakfast room is also focused to the rear of the home and a large family dining room completes this level.

Downstairs, you are greeted by two further large double bedrooms, serviced by a sleek shower room; a very good sized utility room and access to the garage.

The side driveway runs down to a level, block paved parking area which extends along the back of the home providing additional parking, and leads down to a well manicured and beautifully landscaped, tiered garden. Here you can find areas of lawn with richly stocked beds; a large workshop and separate sheds as well as a big vegetable plot and greenhouse set off to one side.

The home is completely surrounded by the magnificent views and has the benefit of income generating solar panels. Freehold. Council Tax Band - E. EPC - B-81



## Attractive storm porch with:

Smart UPVC double glazed entrance door with matching glazed side panels into:

## Entrance Hallway:

This fabulous, large and welcoming entrance

to the home occupies a central position with a staircase leading down to the garden level.

Inset spotlights; access to loft and smart oak panelled doors to:



### **Sitting Room:**

17'2" max x 15'3" (5.24m max x 4.66m)

A gorgeous room, set to the rear of the home in a soft white colour palette with a pale blue accent to the chimney breast which features the inset log effect modern gas fire. Large patio doors frame the amazing and far reaching views, as well as lead out to the:

### **Decked Terrace:**

A very smart and large decked terrace which is surrounded by galvanised metal railings with a glass balustrade to be able to fully appreciate the panoramic and breathtaking countryside and sea views. The decking extends in a walkway along the back of the home and links to the external kitchen door.



### **Dining Room:**

13'9" x 10'10" (4.21m x 3.32m)

A formal family dining room in cream decor with a large UPVC double glazed side window.

### **Kitchen/Breakfast Room:**

17'7" max x 12'2" + entrance area (5.36m max x 3.73m + entrance area)

Again, set to the rear of the home, benefitting from the glorious countryside vista, the room is well stocked with a good range of wooden effect fronted units topped by mottled Corian worksurfaces and matching upstands. Two integrate ovens - one being a combination oven; large Smeg glass hob with extractor chimney above; integrated fridge and dishwasher. Plenty of space for a table; large UPVC double glazed window and glazed door to the decked walkway leading to the balcony.



### **Bedroom Three:**

13'9" max x 11'4" (4.21m max x 3.46m)

A good sized double bedroom with one wall of fitted wardrobes and drawers, with matching bedside cabinets. Large UPVC double glazed front window letting light flood in.

### **Bedroom Four:**

11'5" x 11'2" (3.48m x 3.41m)

Another double bedroom set to the front of the home with UPVC double glazed window.

### **Bathroom:**

7'11" max x 7'9" max (2.42m max x 2.38m max)

Beautifully fitted with a sleek white bath with central taps and pull out shower spray; vanity wash hand basin; WC and separate shower enclosure. Attractive cream tiling with pretty stud border and UPVC double glazed opaque side window.

Stairs with glass balustrade and polished wooden handrail lead down to the:

### **Garden Level Hallway:**

With understairs storage cupboard and grooved oak doors to:

### **Bedroom One:**

15'3" x 13'10" max (4.66m x 4.24m max)

A beautifully light double bedroom in soft white decor with a large picture window to the rear framing the countryside views. Fitted furniture includes a wall of wardrobes; dressing table and drawers as well as bedside tables.



### **Bedroom Two:**

15'3" x 10'2" (4.65m x 3.10m)

Another double bedroom in cream colours with large UPVC double glazed rear window.

### **Shower Room:**

8'7" max x 7'10" max (2.63m max x 2.40m max)

Beautifully styled, featuring a modern curved vanity wash hand basin; concealed cistern WC and large walk-in shower enclosure with overhead rainfall shower and separate spray. Built in, shelved airing cupboard.

### **Utility Room:**

A very handy extra room with plenty of worktops and storage cupboards as well as spaces for appliances. Built in storage cupboard; window to side and door to:

### **Garage:**

14'10" x 9'11" (4.54m x 3.03m)

With up and over door; power and light. Window to side and wall mounted gas fired boiler.

### **Front garden:**

The home is set below the road level and has a raised, richly stocked curved bed providing privacy and shelter. There is a very pretty circular patio set to one side, ideal for enjoying the sun.

### **Parking:**

The home has two parking areas. There is a parking bay on the road level set to the front of the home which will fit two cars end to end, and a very smart block paved driveway which runs

down alongside the home to a lower parking area. The block paved driveway opens up along the back of the home to provide a wide terrace and access to the garage.

### **Rear Gardens:**

The neatly manicured tiered gardens are accessed by steps down either side of the block paved terrace. The first level comprises a shaped lawn with raised planted beds along one side and a decked terrace to one corner with access to the workshop.

Steps lead down to the lower garden level, again laid to lawn with planted borders and a shed to one corner. Set off to one side is a large vegetable garden, laid out with sectional beds and supplied by a large water tank. A greenhouse sits to one end.

### **Workshop:**

15'1" max x 14'11" max (4.62m max x 4.57m max)

A really great workshop space with windows to the front; power and light.

### **Disclaimer**

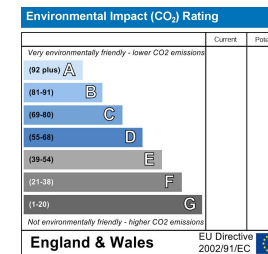
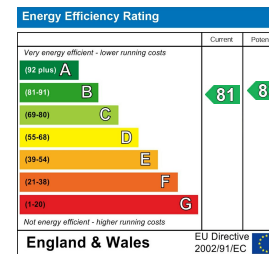
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believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.





Arrange a viewing: Call us on 01983 280555 or email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)



# Floorplan



GROUND FLOOR  
812 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR  
1162 sq.ft. (108.0 sq.m.) approx.

TOTAL FLOOR AREA : 1975 sq.ft. (183.4 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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Pop in for a chat  
Megan Baker Estate Agents  
128 High Street Cowes Isle of Wight PO31 7AY  
[meganbakerestateagents.com](http://meganbakerestateagents.com)

Arrange a viewing  
Call us on 01983 280555  
Love this property and want to see more?  
Email: [hello@meganbakerestateagents.com](mailto:hello@meganbakerestateagents.com)

