



Hill House Queens Road, Freshwater  
£375,000



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**Megan Baker**  
Estate Agents



We can't wait to show off this utterly unique and wonderfully large period house with its own spacious annexe. The property is tucked away behind the village centre with a lovely leafy outlook to the front. The accommodation has been extensively improved and restyled by the current owner to now provide smart, stylish living spaces in an appealingly rich colour scheme. The ground floor is mostly arranged as a stunning open-plan family living space with large kitchen and dining areas which connect through to a bright garden room style sitting room. There is also a useful study, utility room and cloakroom on this level. Upstairs are three decadently large double bedrooms, all wonderfully elegant spaces. The master bedroom is arranged as a suite of rooms including a dressing and en-suite area and a smart family bathroom services the other rooms. Extending at the back of the house is an impressive annexed building which comprises a large open plan living/dining/kitchen space; useful storage room and good sized shower room. The entire first floor is dedicated to one fabulously large room making a huge bedroom or great studio. A lawned garden lies to the rear and a parking area behind this is accessed from a short private lane.

Freehold. Council Tax Band E. EPC - C-73.

Elegant part glazed entrance door to...

### Study:

13'9" max x 12'4" max (4.21m max x 3.78m max)

A very useful extra reception room in a spacious L-shape with window to the front giving a pleasant open outlook. The room is presented in a fresh white with a door to the...

### Inner Hallway:

Leading open plan into the main living area, with stairs leading up to the first floor and understairs cupboard. Door to...

### Cloakroom:

Presented in a deep blue with WC and wash hand basin with coordinating tiling. Extractor unit.

### Open Plan Kitchen/Dining Area:

31'5" x 10'4" overall (9.6m x 3.15m overall)

A beautifully bright and welcoming heart to the home with a double aspect to the front and rear and defined areas comprising:

### Kitchen Area:

Arranged at the front of the house with fresh white walls and ceiling. Fitted with a range of white units with slate effect worktops over and ceramic one and a half bowl sink unit. There is a fabulous walk-in pantry and huge central island with white tiled top featuring a beautiful

bespoke mosaic detail. The island provides lots of extra storage and working space as well as creating a breakfasting area. Two windows to the front.

### Dining Area:

Set in the middle of the space with a rich leaf green accent wall and plenty of space for a large family table. The room leads through a square archway to the...

### Sitting Room:

11'4" x 9'4" (3.46m x 2.87m)

A comfortable, appealing room with a high sloped ceiling with two velux windows allowing sunlight to stream in. French doors with side windows create a lovely link with the rear garden. Door to...

### Utility Room:

11'6" x 5'4" (3.51m x 1.65m)

A great additional room with fitted units, sink and spaces for appliances. Wall mounted gas fired boiler.

Stairs to first floor with pretty corner feature.

### First Floor Landing:

A galleried area with built-in linen cupboard and white panelled doors to...

**Bedroom 1:**

13'5" x 11'11" (4.1m x 3.64m)

A luxurious suite of rooms with stunning rich bluebell shade walls contrasting with a lighter shade and fresh white as well as complementing the rustic painted floorboards. The bedroom area is of a good size and continues around to a walk-in dressing room and...

**En-Suite Area:**

8'5" max x 7'6" max (2.58m max x 2.30m max)

Featuring a large walk-in shower area; pedestal wash hand basin and WC with teal walls and large, glossy white tiling. Wide UPVC double glazed window to the rear and heated towel ladder.

**Bedroom 2:**

14'7" x 14'5" (4.45m x 4.40m)

A very large double bedroom with two front-facing windows giving a green, leafy outlook. The room is presented in smart white with beautiful bluebell coloured accent wall.

**Bedroom 3:**

14'2" x 13'0" (4.34m x 3.98m)

Another very elegant and beautifully proportioned bedroom with two windows to the front giving another pleasantly open outlook.

**Family Bathroom:**

8'6" max x 7'5" max (2.61m max x 2.27m max)

A very smart, good sized bathroom with white suite

comprising panelled bath; pedestal wash hand basin and WC. Extractor unit and heated towel ladder.

**ANNEXE**

A fabulous, self-contained two storey building which extends to the rear of the property. It would be suitable for a multitude of uses including as accommodation for an extended family, potential to create an AirBnB income or as a studio/practice area.

**GROUND FLOOR**

Entrance door from garden to...

**Sitting/Dining/Kitchenette Area:**

24'0" max x 7'8" plus staircase (7.32m max x 2.36m plus staircase)

A long, open-plan room with a good staircase leading off and a window to the side. The kitchen area is fitted with a range of units matching those found in the main house, with a wall mounted gas fired boiler. Doors to...

**Shower Room:**

8'0" max x 5'8" max (2.45m max x 1.75m max)

A well proportioned room with shower enclosure, pedestal wash hand basin and WC. Opaque window, fully tiled walls and heated towel ladder.

**Store:**

12'0" x 9'2" (3.66m x 2.81m)

A smartly presented and very useful space.

**FIRST FLOOR****Bedroom/Studio:**

32'8" max x 11'7" max (9.97m max x 3.55m max)

Spanning the entire top floor, this fabulous room has a wide window to the rear and another to the side. Part sloping ceilings give character to this wonderfully flexible space which is currently being used as a decadently large studio area.

**Rear Garden:**

A level lawned garden lies to the rear with a paved patio and trellis separating it from the...

**Parking Area:**

Accessed from a short private track (shared with the neighbouring property) leading off Brookside Road.

**Disclaimer**

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents 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)





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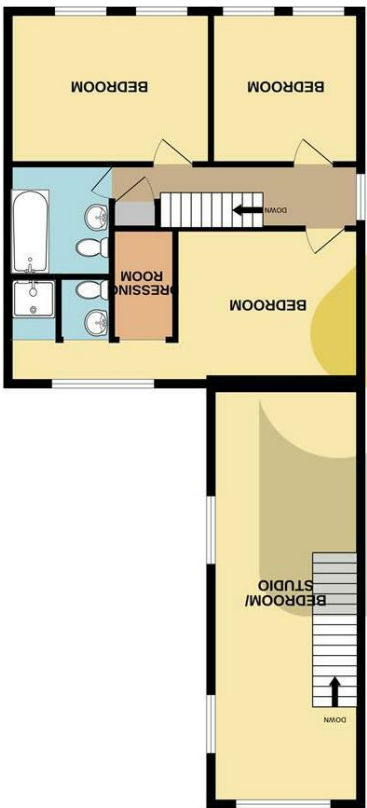
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GROUND FLOOR



1ST FLOOR

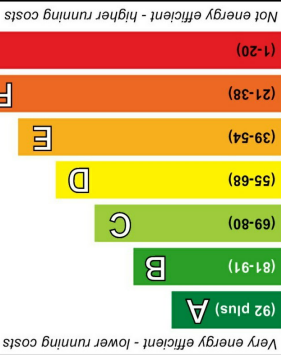


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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## England & Wales

EU Directive  
2002/91/EC



Very energy efficient - lower running costs

Not energy efficient - higher running costs

## Energy Efficiency Rating

Potential

Current

73

82