



# Brocks Lodge

3, The Orchard, Pine View Close, Cowes, Isle of Wight PO31 8DY



Situated in a highly sought-after area of Cowes, this immaculate four-to-five-bedroom detached house offers generous accommodation, a lovely rear garden, plus driveway and garage parking.

- Substantial, detached family home
- Four double bedrooms and one single bedroom
- Rear garden with large terrace
- Driveway parking and a garage
- Close to the beach, amenities, and schools
- Immaculately presented and well maintained
- Spacious accommodation throughout
- Utility room and ground floor cloakroom
- Convenient location to mainland travel links
- Sought-after, quiet, residential location in Cowes

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.



Conveniently positioned for schools, amenities, island and mainland travel links, and the seafront, this attractive double fronted property boasts a quiet position within a close. The property has been extremely well maintained in the eight years of ownership, with some upgrades completed more recently. Boasting spacious accommodation throughout, this family home comprises an entrance hall providing access to the ground floor cloakroom, ground floor bedroom/office, utility room, garage, the living room, and the kitchen. The stairwell is accessed from the lovely entrance hall leading up to the generous first floor landing, four double bedrooms (two with en-suites) and a family bathroom. Flooded with natural light, the bright and airy interiors enhance the feeling of space, whilst providing an opportunity for new owners to personalise. The garden presents a fantastic entertaining space with a large terrace, ideal for dining al fresco style. A garage and driveway provide off road parking for the property.

Situated close by to a wide range of amenities and a frequent bus route, the bustling town centre of Cowes lies just over a mile away and offers visitors a mix of wonderful boutique shops, independent restaurants, bars and cafes along with the high-speed Red Jet foot passenger service to Southampton. This vibrant seaside town is a magnet for the sailing community and each year plays host to the world-famous Cowes Week and is also the starting point for the Round the Island Yacht race. Situated just under a mile from this lovely home is the picturesque, pebble and shingle beach at Gurnard, where wonderful family days out can be enjoyed. Offering safe bathing and amazing sunset views, the beach also has a large sloped green and children's play area behind. The town's 'twin', East Cowes, is reached by chain ferry across the Medina estuary from where the regular Red Funnel car ferry service to Southampton can be found as well as Queen Victoria's former residence, Osborne House. Just a 10-minute drive from the property is the Island's principal town of Newport, which also provides a wide range of shops, restaurants and cafes.

#### **Welcome to Brocks Lodge**

A block paved driveway at the front of the property offers parking and a paved path leads to the entrance into the property. A small front garden frames the property beautifully.

#### **Entrance Hall**

*17'6" max x 8'4" max (5.35m max x 2.55m max )*

Flooded with natural light from the two obscure glazed windows to the front aspect and a partially glazed front door, this space is finished with a wood effect laminate and offers access through the property. There is a large cloak cupboard situated here which is ideal for storing coats, shoes, and boots.

#### **Living Room**

*17'9" x 12'10" (5.42m x 3.93m)*

Offering plenty of space for all the family, this lovely living room enjoys views over the rear garden with French doors leading out to the garden. Two windows to the side aspect allow plenty of light in, plus there is a lovely electric feature fireplace which creates a wonderful atmosphere in those cool winter months. The space is carpeted and internal French doors open into the kitchen-diner creating a semi-open plan layout.

#### **Kitchen - Diner**

*22'0" x 11'5" (6.73m x 3.48m )*

Fitted with a range of base and wall cabinets with a neutral worktop which integrates a dishwasher, electric oven, gas hobs, and a 1.5 sink and drainer, plus this wonderful kitchen space offers plenty of space for a dining room table. With a window to the rear and a sliding door to the rear, this room has lovely views over the rear garden and is in prime position to watch the squirrels and birds that visit the garden. The gas boiler can be found here, and the space continues the laminate flooring from the entrance hall.





### **Utility Room**

*9'2" max x 7'6" (2.80m max x 2.31m)*

This handy utility space offers a few base cabinets, which match the kitchen, with a neutral worktop that integrates a sink and drainer. There is undercounter space for two appliances including plumbing for a washing machine, plus there is a window and a door to the side aspect and the flooring continues from the entrance hall.

### **Cloakroom**

*4'5" x 4'10" (1.35m x 1.49m)*

Beautifully finished with modern, stylish touches, this handy cloakroom is a necessity in a busy family household and is equipped with a w.c, a wall mounted vanity basin, and there is an obscure glazed window to the front aspect.

### **Bedroom Five/Office**

*8'7" x 6'11" (2.62m x 2.13m)*

Currently set up as a single bedroom, this lovely room offers potential to be utilised in a number of ways including a home office or studio/craft room. With a window to the front aspect flooding the space with morning sunshine, the space continues the flooring from the entrance hall.

### **First Floor Landing**

*12'11" x 10'11" (3.95m x 3.34m)*

A turning staircase leads up to this impressive landing space which is flooded with natural light for most of the day from the two large windows to the front aspect. Providing access to the first-floor accommodation, this space is finished with a plush carpet.

### **Bedroom One**

*12'10" x 11'4" (3.93m x 3.46m)*

Situated to the rear of the property enjoying views over the garden and trees beyond, this stunning double bedroom offers a built-in wardrobe and an en-suite, plus plenty of space for bedroom furniture. The space is carpeted, like all the bedrooms on the first floor, and offers two windows to the rear.

### **En-Suite**

*7'5" x 5'4" (2.28m x 1.64m)*

Following the same design with both en-suites on the first floor, this space is equipped with a shower cubicle, a w.c, a vanity hand basin, and an obscure glazed window to the rear aspect.

### **Bedroom Two**

*11'10" x 10'6" (3.61m x 3.22m)*

This delightful double bedroom features a built-in wardrobe, two windows to the front aspect, and an en-suite shower room.

### **En-Suite**

*5'11" x 5'4" (1.81m x 1.63m)*

Featuring a shower cubicle, wall mounted vanity hand basin, and a w.c, this lovely en-suite is naturally lit by an obscure glazed window to the side aspect and is finished with a neutral wood effect vinyl.

### **Bedroom Three**

*12'1" x 11'5" (3.69m x 3.48m)*

Enjoying afternoon and evening sunshine from the two windows to the rear aspect, this delightful double bedroom features a built-in wardrobe as well as ample space for furniture.



#### **Bedroom Four**

*12'0" x 9'7" (3.67m x 2.93m)*

Currently set up as a single bedroom, this lovely double room offers a built-in wardrobe and a window to the front aspect.

#### **Family Bathroom**

*9'6" x 5'4" (2.91m x 1.65m)*

Equipped with a bath with a shower over, a w.c, and a vanity hand basin, this lovely family bathroom features an obscure glazed internal window to the landing space and is finished in neutral wall tiles and flooring.

#### **Rear Garden**

Accessed directly from the living room, kitchen – diner or either of the side accesses, this wonderful garden space is equipped with a large terrace which is perfect for entertaining with ample space for a large table if you're dining al fresco style. The garden is mostly low maintenance with a grassed area to one side. There is the added benefit of an outdoor tap here. The private garden space is surrounded by plenty of trees and shrubs which encourages the local wildlife including red squirrels and country birds.

#### **Garage**

*9'1" x 15'4" (2.77m x 4.69m)*

The garage has many added benefits including storage and parking as well as providing additional opportunities to integrate it as part of the property, if required. The up-and-over door to the front offers access as well as a door to the side, and a window.

#### **Parking**

Presenting a block paved driveway to the front and side with parking for up to three vehicles. Additionally, the front garden could be made into additional parking, if required. There is also on-street parking available within Pine View Close.

Brocks Lodge presents a fantastic opportunity to acquire a substantial family home set within a highly sought-after area of Cowes, with four to five bedrooms, flexible accommodation, and within walking distance to amenities. A viewing is highly recommended with the sole agent, Susan Payne Property.

#### **Additional Details**

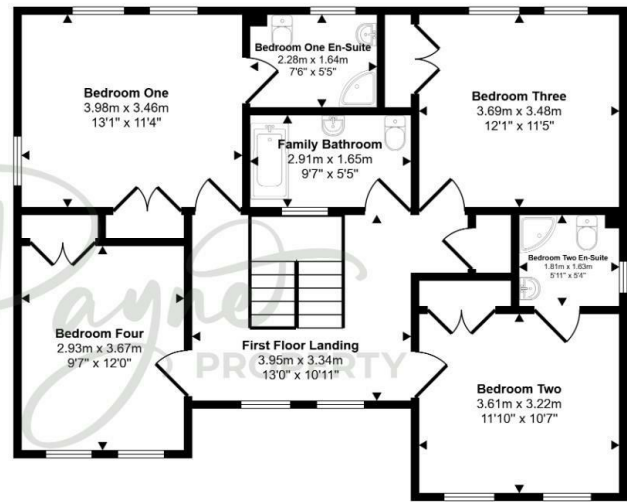
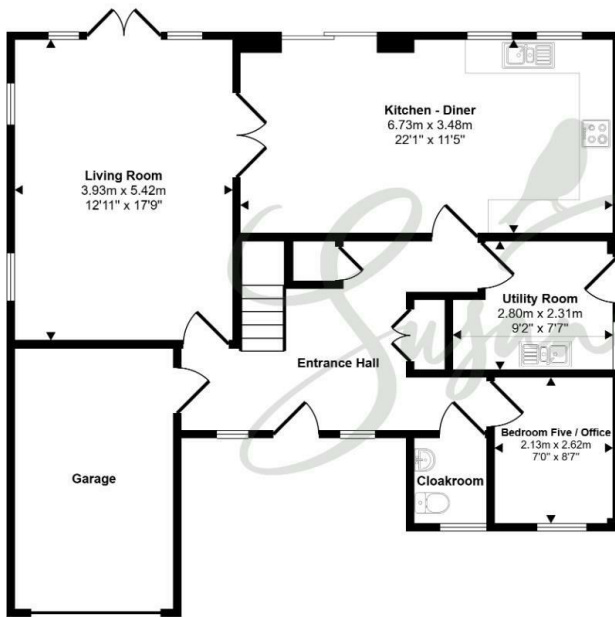
Tenure: Freehold

Council Tax Band: F (approx. £3,375.55 pa - Isle of Wight Council 2024/2025)

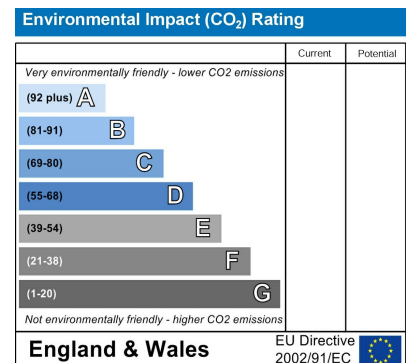
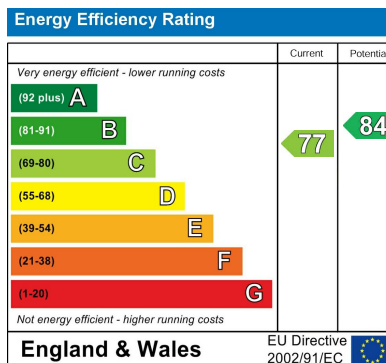
Services: Mains water, gas, drainage, and electricity



Approx Gross Internal Area  
175 sq m / 1885 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



#### Agent Notes:

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