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1 Victoria View, Newport Road, Cowes, Isle of Wight, PO31 8PP



A delightful four-bedroom, three bathroom house on the outskirts of the popular yachting town of Cowes. Featuring large rooms throughout, with large garden, garage and off-road parking.

- Spacious Four Bedroom Detached House
 - Open Plan Kitchen & Dining Room
 - Three Bathrooms
 - Large Landscaped Rear Garden
- Integral Garage and Off-road Parking
 - Sought-after Location
 - 10 Year New-Home Warranty

Ground Floor

Kitchen & Breakfast Room | Lounge | Utility Room | W/C
Entrance Hall | Internal Garage

950 sqft (88.3 sqm) approx.

First Floor

Four Double Bedrooms | Two Ensuite Shower Rooms | Family
Bathroom | Airing Cupboard

926 sqft (86.0 sqm) approx.

£650,000 Freehold



The Property

GROUND FLOOR

Entrance hall

A spacious entrance hall, with custom understairs storage and doors to the lounge and kitchen.

Lounge

A spacious living area, with bay window to the front.

Open-plan Kitchen/Breakfast room

A superb open plan room with doors opening to the terrace and lawned garden, providing views over the countryside. The room comprises a kitchen, dining and utility area. The kitchen is well equipped with a range of base and wall cupboards, including an island unit and breakfast bar with Apollo® Slab Tech Copper Pearl Acrylic™ Worktops. There is a range of integrated appliances, including two single ovens, 900mm induction hob with extractor, dishwasher, and American style Samsung fridge-freezer. A generous dining and seating area with TV unifies the living and entertaining space.

Utility Room and WC.

Utility room with a range of units matching those in the kitchen, and space for a washing machine and tumble dryer, with door to the rear garden and garage. Adjacent to the utility room is the W/C.

Garage

An internal garage provides further storage or car parking.

FIRST FLOOR

Landing

A large landing area with doors to all first floor rooms, and windows viewing the front garden. Off the landing is an airing cupboard with it's own radiator.

Master Bedroom

A nicely proportioned double bedroom, with bay window and views to the front. Containing a walk in wardrobe and ensuite shower room.

Bedroom 2

A second large double bedroom with ensuite shower room, a walk in wardrobe, and views over the rear garden and countryside.

Bedroom 3

A double bedroom with views over the rear garden and countryside.

Bedroom 4

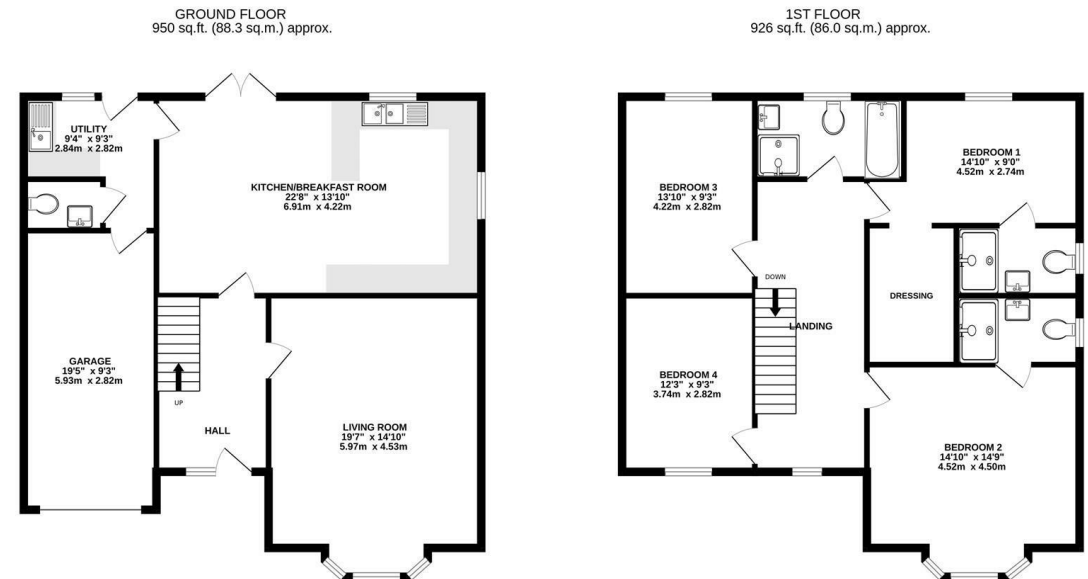
A double bedroom with views to the front of the property.

Bathroom

A generous family bathroom, with fitted units including the basin, w/c and bath, as well as a separate shower.

OUTSIDE

A block paved driveway, with parking space for two cars, leads to the property's garage. A natural stone path leads to the front door. To the rear of the house is a large, lawned rear garden with an extensive paved terrace that spans the width of the property. Countryside views can be enjoyed from the outdoor dining and seating area.



TOTAL FLOOR AREA: 1876 sq.ft. (174.3 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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GENERAL REMARKS

METHOD OF SALE

The property is for sale by private treaty.

TENURE AND POSSESSION

The property is freehold and vacant possession will be given on completion.

RIGHTS OF WAY

There are no public or private rights of way over the property.

ACCESS

Access to the property is from the public highway, Newport Road (A3020) over a private shared driveway to the property.

SERVICES

The property will benefit from mains water and electricity. Heating will be supplied to the ground floor by wet underfloor heating, and by radiators to the first floor, both of which are fuelled by a Samsung air source heat pump. Drainage will be via a shared sewage treatment plant.

There are 14 Solar PV Panels (5.525KW per Panel) on the property providing supplemental electricity. The PV Panels will be linked to a government grant scheme.

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.

iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.

v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

COUNCIL TAX

TBC

MANAGEMENT COMPANY

The access driveway, frontage of the development, and freehold area behind the rear garden will be maintained by a management company, and equally owned by the residents of the development.

WARRANTY

10 Year warranty with LABC

CONSTRUCTION TYPE

Timber frame and brick outer skin

EPC

Predicted A Rating

WAYLEAVES AND EASEMENTS

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

FIXTURES AND FITTINGS

BCMWH will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

POSTCODE

PO31 8PP

What3Words

///building.lordship.blink

VIEWINGS

By appointment with BCM Wilson Hill only.

SELLING AGENT

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NB These particulars are as at April 2025 and photography is a combination of CGI and photos taken April 2025.

Isle of Wight

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