



CGI for illustrative purposes only

2 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
- External Garage and Off-road Parking
  - Sought-after Location
  - 10 Year New-Home Warranty

#### Ground Floor

Kitchen & Breakfast Room | Dining Room | Living Room Utility Room | W/C | Study | Entrance Hall | External Garage

1077 sqft (100.1 sqm) approx.

#### First Floor

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

899 sqft (83.5 sqm) approx.

**£695,000 Freehold**



The Property  
GROUND FLOOR

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

**Living Room**  
A large living area, with bay window to the front.

**Open-plan Kitchen/Breakfast Room**  
This exceptional open-plan living area seamlessly integrates the kitchen, dining, and utility spaces, all of which open onto a terrace and lawned garden, offering picturesque views over the surrounding countryside. The kitchen is thoughtfully designed with a comprehensive range of base and wall units, including a central island unit and breakfast bar, all complemented by Epoxy Resin worktops. Integrated appliances include two single ovens, a 900mm induction hob with extractor, a dishwasher, and an American-style Samsung fridge-freezer. The adjacent dining and seating area provides a comfortable space for relaxation and entertaining.

**Dining Room**  
A well-proportioned dining room accessed from the kitchen/breakfast room, enjoying dual aspect views. Sliding doors open onto the patio, providing a connection between indoor and outdoor entertaining spaces.

**Study**  
Practical home office or study with natural light and ample space for furniture.

**Utility Room**  
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.

**W/C**  
A ground floor W/C that can be accessed from the entrance hallway.

**Garage**  
An adjoining garage provides further storage or car parking. With access also from the utility room.

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.

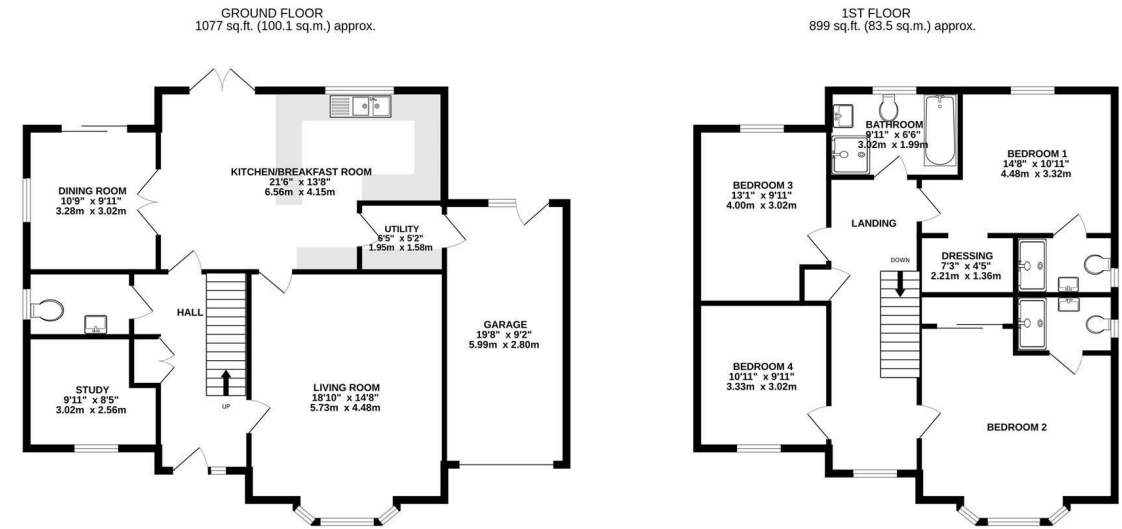
**Bedroom 2**  
A second large double bedroom with ensuite shower room, a walk in wardrobe, and views over the rear garden and countryside.

**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 large 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: 1976 sq.ft. (183.6 sq.m.) approx.  
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 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 10 Solar PV Panels (5.525KW per Panel) on the property providing supplemental electricity. The PV Panels will be linked to a government grant scheme.

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 with 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 poles 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.

## IMPORTANT NOTICE

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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.

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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.

**Isle of Wight**

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