

SPENCE WILLARD



Strettation Villa, 10 Cliff Road, Cowes, Isle of Wight

*A handsome period, villa providing characterful, refurbished and light accommodation over four floors with a large garden and wonderful sea views, situated in a quiet position, set back from the seafront*

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Believed to have been built in 1860, this fine period villa retains a wide array of characterful features but has been sympathetically modernised. Designed to make the most of the wonderful Solent views from all principal rooms there are wide bay windows to the three reception rooms and kitchen. The views include frequent yacht racing and shipping activity in the waters off Cowes in addition to beautiful evening skies. The property is not Listed but is situated in the Conservation Area and benefits from having been partially re-wired, with new consumer unit and meter, with new plumbing and heating systems installed in around 2018, along with a new kitchen and bathrooms. Original timber flooring was refurbished on the ground floor, whilst numerous period fireplaces remain. The house has a particularly light and spacious feel. An attractive front garden incorporates parking and a large, lawned garden to the rear, from which the sea views can also be enjoyed forms a stunning setting.

The property enjoys an enviable, quiet location on a no-through road, yet only a couple of minutes to the seafront with the amenities of the town including world-renowned sailing facilities, various yacht clubs, restaurants, bars and a good range of shops a level walk along the seafront. There is also the Red Jet fast passenger ferry to Southampton with onward train access to London.

**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE PORCH** Part glazed doors, original tiled flooring and original partly glazed front door opens to:

**RECEPTION HALL** With wooden flooring and decorative period fireplace forming an attractive entrance, with staircase to the first floor.



**DRAWING ROOM** A beautifully light, dual aspect room running the full depth of the house with a bay window to the rear elevation providing wonderful sea views. Ornate period open fireplace with marble surround.

**SITTING ROOM** Focused around the wide bay window with superb views over the Solent to Southampton Water and the Hampshire Coast. Timber flooring, an impressive period fireplace with built-in cupboards to either side. Steps lead down to a:

**SIDE LOBBY** Coat hanging area.

**ADJACENT CLOAKROOM** WC and washbasin.

**STORE ROOM**

**LOWER GROUND FLOOR**

**HALL** With original floorboards, (also extending into the kitchen and dining room) with a part-glazed door to the side access leading to both the rear garden and with steps up to the front garden.

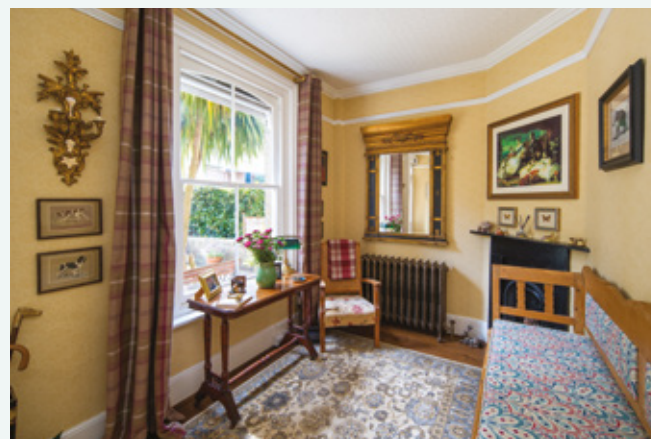
**KITCHEN BREAKFAST ROOM** Fitted with a good range of contemporary units with granite worksurfaces, with inset sink unit and a range of integral AEG appliances including double oven, microwave, five ring induction hob with extractor over, fridge and dishwasher. Space for a table adjacent to a bay window from which the views can be enjoyed. Opening to:

**DINING ROOM** A nicely proportioned room with period fireplace, bay window incorporating a glazed door to the garden, overlooking the sea.

**PANTRY** With slate shelf and further shelving.

**UTILITY ROOM** Base and wall cupboards with work surfaces and stainless-steel sink unit, space for washing machine, dryer and American style fridge freezer. Further oven. Wall-mounted boiler and hot water cylinder.

**SHOWER ROOM** Tiled throughout with a walk-in shower, wash basin and WC.





#### FIRST FLOOR

**LANDING** With elegant staircase to second floor.

**BEDROOM 2** A nicely proportioned double bedroom with fine period fireplace, built-in cupboard and panoramic sea views.

**BATHROOM** Comprising a bath, large shower, wash basin, WC and bidet. Heated towel rail and shelved cupboard.

**BEDROOM 1** A good-sized double bedroom with an ornate fireplace, built-in cupboard and views to the Hampshire Coast.

**DRESSING ROOM** With a good range of built-in cupboards.

**SHOWER ROOM EN-SUITE** Large shower, wash basin, WC, shelved cupboard and heated towel rail.

#### SECOND FLOOR

**BEDROOM 3** A characterful double/twin bedroom with seating area. Built-in cupboards and wonderful sea views.

**BEDROOM 4** A characterful, double bedroom with sloping ceilings, a southerly aspect.

**SHOWER ROOM En-Suite** Large shower, wash basin, WC and heated towel rail.

#### OUTSIDE

The front of the house, a central paved path leads between two original brick pillars to the front door, one side of which is a gravelled parking space and the other enclosed by a low wall forms a gravelled terrace, but with potential to provide a second parking space. Stone steps lead down the eastern side of the house to the attractive lawned rear garden bordered by a variety of trees and flowering shrubs forming a wonderful setting from which the sea views can be enjoyed. To the far end of the garden is an extensive paved terrace forming a seating and dining area with modern timber store whilst to the rear of the house is a garden store.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating split in two zones.

**EPC** Rating F

**TENURE** Freehold

**COUNCIL TAX** Band G

**POST CODE** PO31 8BN

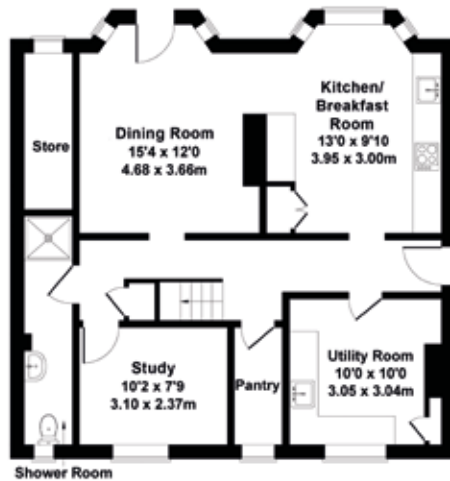
**VIEWINGS** Strictly by prior arrangement with the sole selling agents, Spence Willard.



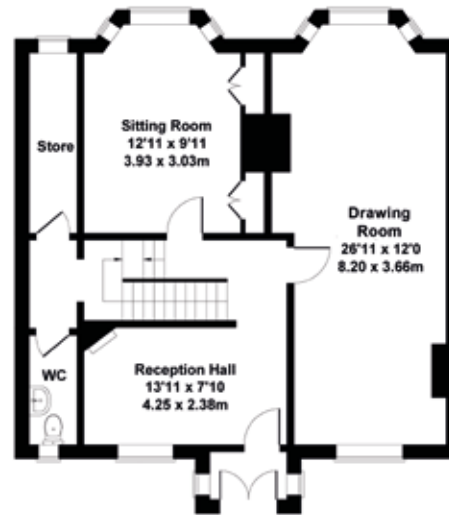


## 10 Cliff Road

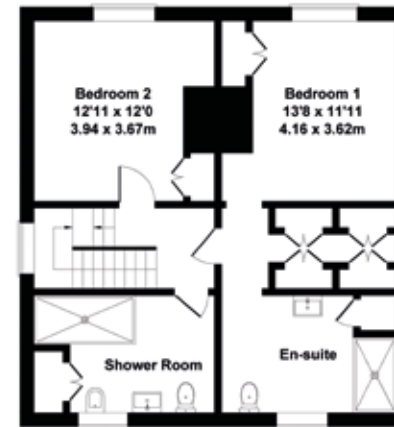
Approximate Gross Internal Area  
2917 sq ft - 271 sq m



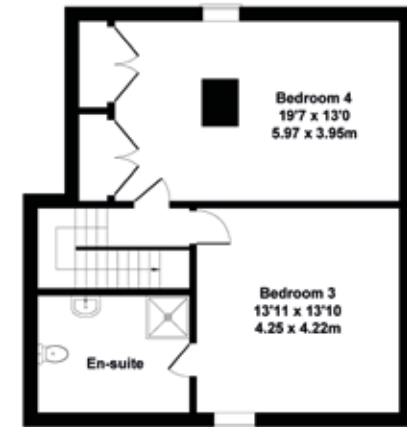
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.