

SPENCE WILLARD



18 Union Road, Cowes, Isle of Wight

A charming period cottage occupying a sought-after position in the Old Town of Cowes with an attractive courtyard garden

VIEWING

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18 Union Road

This attractive Victorian cottage is brimming with period features. Located within the Conservation Area of the Old Town of Cowes, it is only a short walk to the popular High Street with its range of independent shops and restaurants, world-renowned sailing facilities and yacht clubs, as well as high speed passenger ferry service to Southampton and onward connections to London. The seafront is only a short walk away as well as Northwood Park offering an attractive setting with tennis courts. The cottage that was purchased 8 years ago has been subject to extensive refurbishment by the present owner, and now provides light and spacious accommodation to suit modern living, with an open-plan kitchen dining area to the ground floor, sitting room and WC to the ground floor, as well as two bedrooms and a large bathroom to the first floor. To the rear of the cottage is an attractive partially walled garden, with brick paving and seating and dining areas.

Accommodation

Ornate wrought-iron fencing with gate leads to a period front door opening to:

Sitting Room

With a large bay window with original sash windows. Ornate fireplace and surround with slate hearth.

Dining Area

Fireplace fitted with log burning stove, tiled hearth with mantle above. Understairs cupboard and large original sash window to the garden. Open plan with step up to the:

Kitchen

Fitted with a range of bespoke hand built cupboards with wooden worksurfaces over to include butler sink. Integral appliances to include fridge, freezer, washing machine and dishwasher. Space for freestanding range oven. Further large sash window making for a light filled space overlooking the garden. Door to garden.

WC

Downstairs cloakroom with wash hand basin.

First Floor

Bedroom 1

A large double bedroom with attractive fireplace, and view over the attractive rear garden.

Bathroom

A spacious bathroom fitted with Burlington fixtures, including a freestanding bath in front of the sash window, tiled and glazed large shower cubicle, sink and WC.

Bedroom 2

A double bedroom with fireplace and outlook to Union Road. Door to large cupboard which has plumbing laid on offering the potential as an en-suite Shower.

Bathroom

Recently modernised with tongue and groove panelling to the lower walls, bath with tiled surround with separate shower over, wash basin set on an oak surface with cupboards beneath, WC and cupboard housing Vaillant gas fired boiler.

Outside

The attractive, enclosed rear courtyard garden, with herringbone brick paving and steps up to a large terrace with space for both seating and dining areas. There is a pedestrian gated access around to the rear that leads to a single garage leased by the current owner.

Services

Mains water, electricity, drainage and gas. Gas fired central heating.

Postcode

PO31 7TP

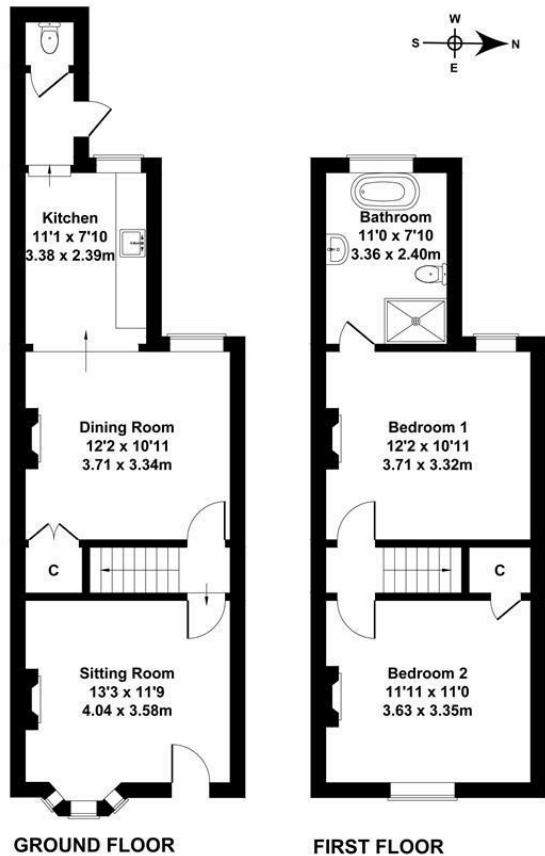
Viewings

All viewings will be strictly by prior arrangement with the selling agents, Spence Willard.



18 Union Road

Approximate Gross Internal Area
958 sq ft - 89 sq m



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.
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