

SPENCE WILLARD



64 Baring Road, Cowes, Isle of Wight

A superbly modernised and extended home with views across The Solent and with an attractive south facing rear garden backing onto the golf course

VIEWING:

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The house has been subject to extensive refurbishment and modernisation along with a two storey extension, completed in around 2018 resulting in beautifully presented and particularly light accommodation that makes the most of the sea views to the front and the delightful south facing garden to the rear. The versatile accommodation benefits from new electrical, plumbing and heating systems along with a new kitchen, bathrooms and floor coverings. The renovation and extension have been carried out with great attention to detail and utilising good quality materials. High levels of insulation and principally new double-glazed windows make for an efficient home and there is extensive built in storage throughout the house. Ample parking, an integral garage / workshop along with well landscaped south facing garden with gated access to the golf course all makes for an excellent package.

Situated in a sought-after, elevated position, virtually opposite the top of Egypt Hill, (providing easy access to the seafront), Cowes with its world-renowned sailing and yachting facilities also has a good range of independent shops, restaurants and bars. The Red Jet ferry terminal provides regular high speed, (25 mins) passenger ferry services to Southampton, (with onward rail links enabling London Waterloo to be reached in less than 2 hours).

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Oak flooring, built-in cupboard and pull-down ladder to partly boarded roof space. A pair of oak-framed glazed doors open to:

LIVING ROOM A wonderfully light room with a series of windows providing an attractive southerly outlook over the rear garden and golf course beyond. A pair of French doors open to the terrace. There is ample space for seating and dining areas.



KITCHEN With Solent views this well fitted kitchen has a range of good quality integral appliances including a Miele induction hob with extractor over, NEFF double oven, Miele dishwasher and fridge freezer. The cupboards and drawers are all constructed from oak with Silestone worksurfaces.

SHOWER ROOM Large walk-in shower, washbasin, WC and heated towel rail.

BEDROOM 4 Solent views and a series of built-in cupboards.

STUDY Built-in desk unit with drawers and a further range of built-in cupboards.

BEDROOM 3 A good sized double bedroom with extensive built-in cupboards and an attractive outlook over the rear garden.

SECONDARY HALLWAY Leading from the kitchen into the extension and to the rear garden.

PLANT ROOM Housing Vaillant gas-fired boiler, insulated hot water tank and water softener. Built-in cupboard with shelving. Door to:

INTEGRAL GARAGE/WORKSHOP A pair of solid oak doors to the front elevation and door into house. Power and lighting.

UTILITY ROOM Adjacent to the access to the rear garden and fitted with a range of base and wall cupboards with Silestone worksurface matching those in the kitchen. Stainless sink unit with mixer tap, space for washing machine and tumble drier.

BATHROOM Bath with mixer tap and shower attachment, partly tiled walls, washbasin, WC and heated towel rail.



FIRST FLOOR

LANDING approached via a staircase with solid oak balustrades and glazed panels there are two Velux windows and vaulted ceiling.

WC With washbasin.

BEDROOM 1 A spacious double bedroom with a vaulted ceiling and wonderful Solent views across to Southampton Water. A good range of built-in cupboards and drawers.

BEDROOM 2 An attractive south facing double bedroom with vaulted ceiling and outlook over the rear garden and golf course. Built-in cupboard and access to under eaves storage.

OUTSIDE

A block paved driveway leads up between the stone wall forming the front boundary to a generous parking/turning area flanked by lawns to either side with various shrubs. A wide block paved path continues around the eastern side of the house providing ample bin storage with a gated access to the rear garden.

The wonderful rear garden has been extensively landscaped by the current owners and comprises a large paved **TERRACE** across the southern elevation of the house beyond which is an attractive lawned garden with various trees and shrubs that backs onto the golf course to which there is gated access. Two wooden garden stores. Outside lighting, power and water.

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

EPC Rating C

TENURE Freehold

COUNCIL TAX Band E

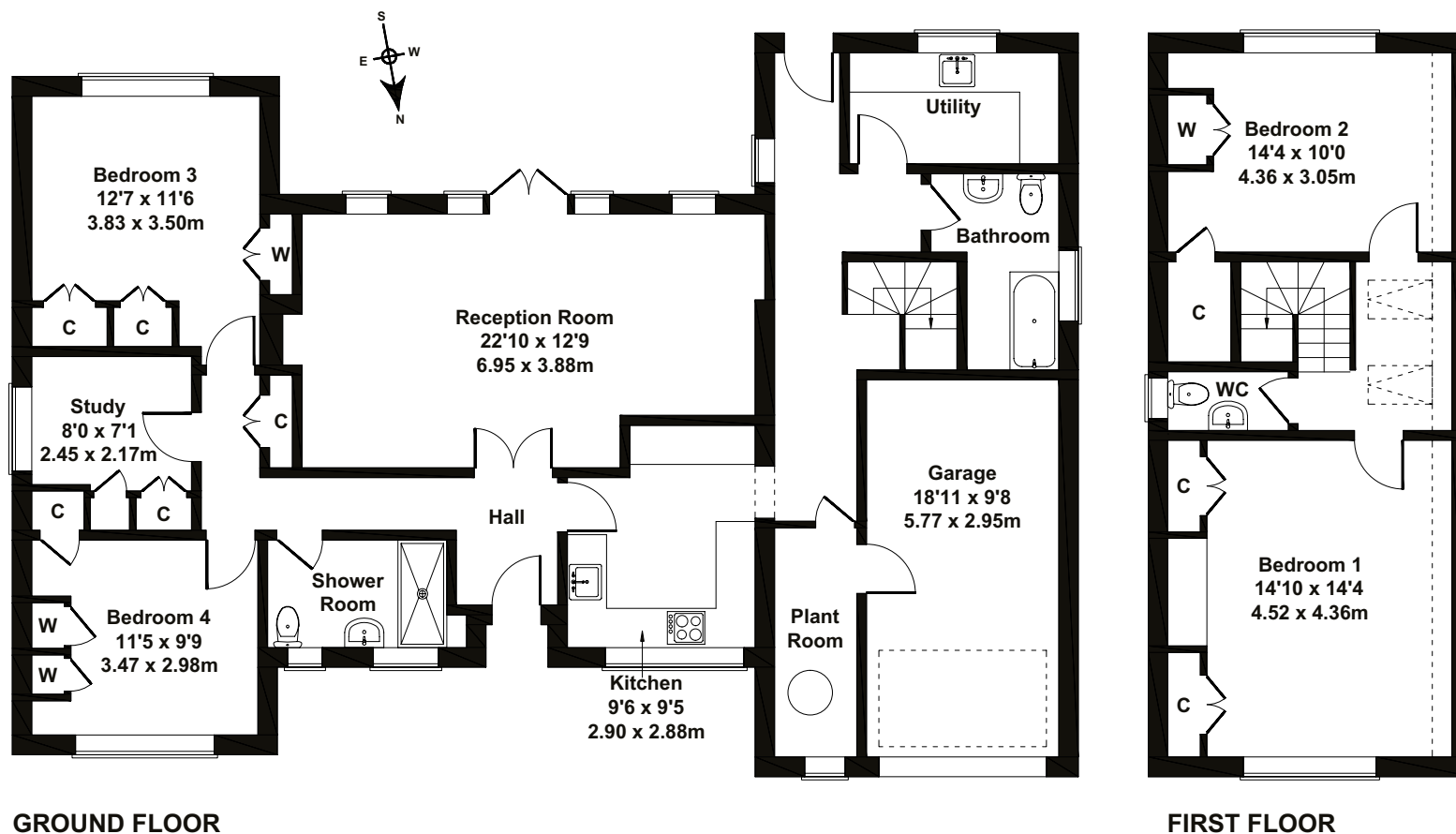
POSTCODE PO31 8DJ

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



64 Baring Road, Cowes

Approximate Gross Internal Area
1927 sq ft - 179 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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