

SPENCE WILLARD



42 Baring Road, Cowes, Isle of Wight

Occupying a double plot with a south facing garden backing onto the golf course and sea views over protected woodland, an imposing detached house with spacious accommodation

VIEWING:

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The property occupies a great location within this popular residential area and benefits from both Solent views to the front and a southerly outlook over the golf course to the rear. This brings the added benefit of safeguarding the outlook to the front or rear. Its wide, double plot also provides the benefit of both a large garden and ample parking area as well as a good degree of privacy. The house itself provides nicely proportioned rooms with generous ceiling heights resulting in light accommodation with double glazing throughout.

A path through the woodland opposite leads to the seafront whilst there is also gated access from the garden directly onto the golf course. 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**

Arched **ENTRANCE PORCH** with part-glazed front door to:

ENTRANCE HALL A spacious entrance to the house with staircase to first floor and understairs cupboard.

STUDY/DINING ROOM A dual aspect room with a bow-fronted bay window providing Solent views. Wood burning stove, built-in shelving.

SITTING ROOM A nicely proportioned south facing room with sliding glazed doors opening to the rear garden providing a southerly outlook towards the golf course. Contemporary wall-mounted electric fire.

KITCHEN/DINING ROOM A spacious open plan room with ample space for seating and dining as well as a well fitted kitchen comprising a range of units with granite worksurfaces with inset 1 1/2 bowl ceramic sink unit, breakfast bar and matching dresser unit with display shelving. There is a series of integral appliances including double oven, hob with extractor over and space for dishwasher and fridge-freezer. The kitchen opens to a **SEATING AREA** and onto a **DINING AREA** adjacent to which is a glazed door to the **TERRACE**. Large windows overlook the gardens. **UTILITY CUPBOARD** housing boiler and with space for washing machine and tumble dryer along with slatted shelving.

CLOAKROOM Lobby with coat hanging space, washbasin with door to adjacent WC.



FIRST FLOOR

LANDING with hatch access to roof space. Airing cupboard.

BEDROOM 1 A spacious double bedroom with wonderful Solent views and a range of built-in cupboards.

BEDROOM 2 A good-sized double bedroom with a southerly outlook over the garden and golf course. A range of built-in cupboards.

SHOWER ROOM EN-SUITE Tiled throughout with shower, washbasin and WC.

BEDROOM 3 A double bedroom with a southerly outlook over the golf course with built-in cupboards.

FAMILY BATHROOM A white suite comprising of bath with shower over and shower screen, washbasin, WC. Heated towel rail.

BEDROOM 4 Solent views and built-in cupboards.

OUTSIDE

The property occupies a generous double plot. A tarmac driveway leads to a sizeable parking and turning area in front of a single **GARAGE** whilst to the front of the house is a lawned garden enclosed by a stone wall with pedestrian gate. The rear garden backs onto the golf course and makes for a superb setting. There is a large, natural stone paved **TERRACE** adjacent to the **SITTING ROOM** and **KITCHEN**, ideal for seating and dining with steps leading up to an **UPPER TERRACE** which is surrounded by lawns and well stocked borders. The garden is enclosed by close board fencing and includes gated access onto the golf course to the rear. There is a good-sized wooden **GARDEN STORE** with an adjacent **TERRACE** forming a further seating area and a **GREENHOUSE**. Further garden storage adjacent to the house.

GARAGE/WORKSHOP 6.04m x 2.92m Power, lighting and workbench with an up and over door to the driveway and pedestrian door to the garden.

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

EPC Rating C

TENURE Freehold

COUNCIL TAX Band F

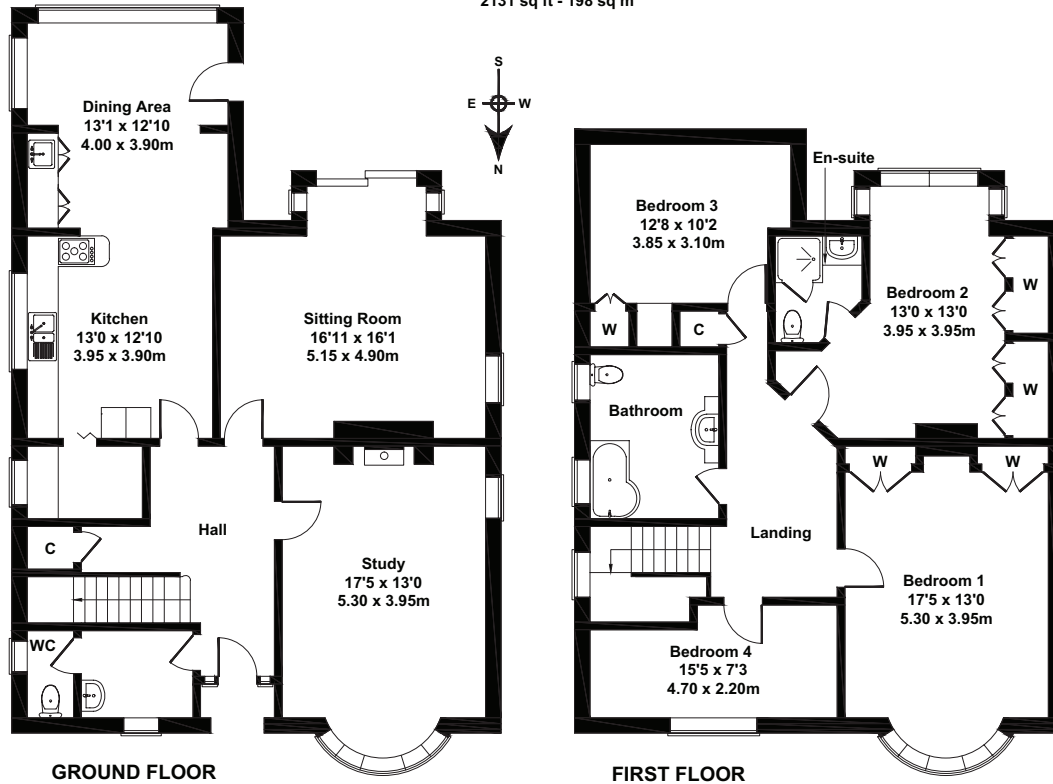
POSTCODE PO31 8DE

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





42 Baring Road
 Approximate Gross Internal Area
 2131 sq ft - 198 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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