

SPENCE WILLARD



Oak House, Egypt Hill, Cowes, Isle of Wight

*A stunning newly built home occupying a superb tranquil location, set a short distance from the seafront with wonderful Solent views*

VIEWING:

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This newly constructed detached home benefitting from a 10 year build warranty and offering light and spacious accommodation designed to make the most of the sea views. Situated at the end of a private track, the property benefits from a fantastic location with the house just 85m from the seafront but adequately elevated to provide great views and a discrete, quiet location backing onto woodland. The design includes large sash windows and nicely proportioned rooms and a simple, effective layout. There is a superb 34 foot wide kitchen living room extending the full width of the house with two sets of bifold doors opening to the terrace and taking in the sea views, a further good sized reception room, a study and utility room with four bedrooms and three bathrooms on the first floor. There is potential to extend into the roof space subject to the necessary consent. This highly efficient and low maintenance home has underfloor heating to the ground floor and many features such as solid oak internal doors throughout. Externally, there are extensive terraces and a lawned garden in addition to ample parking.

Cowes, internationally renowned for its sailing activity, is a level walk along the seafront and provides a wide range of shops and restaurants as well as frequent, high speed ferry services to Southampton with onward train connections to London. Approximately half a mile in a westerly direction is the village of Gurnard, a popular coastal village with a thriving sailing club, two pubs, local shop and cafe.

## ACCOMMODATION

### GROUND FLOOR

**HALLWAY** A bright and spacious entrance to the home. Staircase with oak newel posts, treads and handrails with built in seating and shoe storage beneath. Oak double doors open to the:

**KITCHEN/LIVING ROOM** An impressive open plan room enjoying stunning sea views and outlook over the garden. Beautifully fitted kitchen comprising attractive units with white marble work surfaces incorporating an inset butler sink with monobloc tap. Integral appliances include dishwasher, induction hob with extractor fan over, fridge and freezer and two electric ovens. Central island housing useful storage and providing a breakfast bar. Concealed within the kitchen units are double doors leading to the utility room. Bi-fold doors from the kitchen and living area lead to a large tiled terrace from which the wonderful views can be enjoyed.

**UTILITY ROOM** Fitted with units and work surfaces matching the kitchen. Butler sink with monobloc tap. Laundry cupboard with plumbing for washing machine. Cupboard housing gas fired boiler. Door to side garden.

**SNUG** A nicely proportioned reception room with large southerly facing bay window with a woodland outlook.

**STUDY** With large southerly facing bay window.

**CLOAKROOM** Countertop basin with built in storage beneath and WC.

### FIRST FLOOR

**LANDING** A spacious landing with built in cupboard with access to loft space.

**BEDROOM 1** A stunning dual aspect room with large bay window and side window enjoying wonderful views of The Solent. Walk in wardrobe.

**SHOWER ROOM EN SUITE** Large walk in shower, handbasin and WC. Heated towel rail. Solent views.

**BEDROOM 2** A well-proportioned double room with large bay window enjoying views over the garden to The Solent.

**SHOWER ROOM EN SUITE** Large walk in shower, basin and WC. Heated towel rail.

**BEDROOM 3** A double room with large southerly facing bay window.

**BEDROOM 4** A light double room with large southerly facing bay window.

**BATHROOM** Bath with shower and glazed screen over, countertop sink on a contemporary drawer unit and WC. Solent views.







#### **OUTSIDE**

Double wooden 5 bar gates open to the large gravelled parking area to the front and sides of the house with adjacent raised border. A large porcelain terrace spans the rear of the property and is accessed from the kitchen and living room, creating a fabulous space for entertaining and dining whilst enjoying the wonderful Solent views. There are lawn areas beyond the terrace with a large timber deck to the far end of the garden providing a further seating area. Adjacent to the house is an outdoor shower. Greenhouse, two wooden garden sheds. Various mature trees and wooded backdrop form a lovely setting for this family home.

**TENURE** Freehold.

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating with underfloor heating to the ground floor and radiators to the first floor.

**POSTCODE** PO31 8BP

**DIRECTIONS** From Egypt Esplanade, head up Egypt Hill and take the first turn right. Follow the tarmac track straight on and continue where it becomes gravelled passing East and West Dormers and Oak House will be found at the end.

**EPC Rating** B

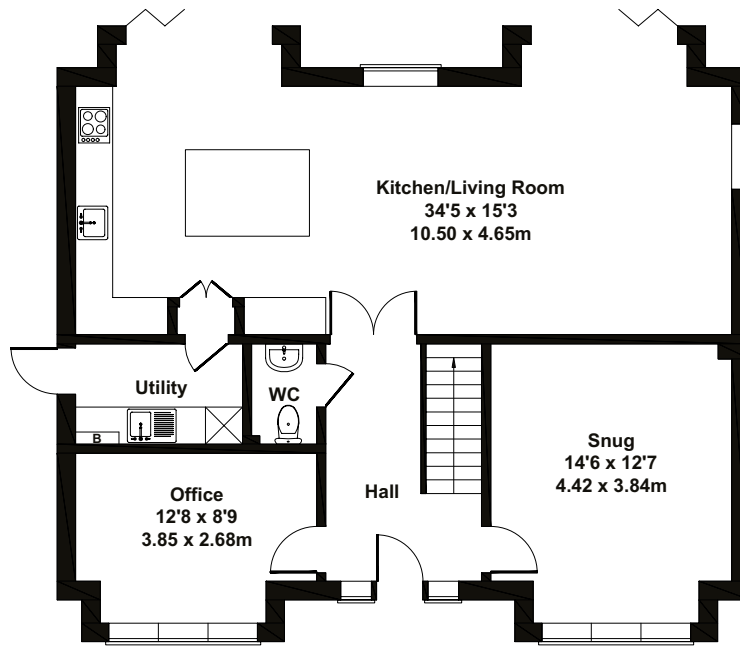
**COUNCIL TAX** Band F

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

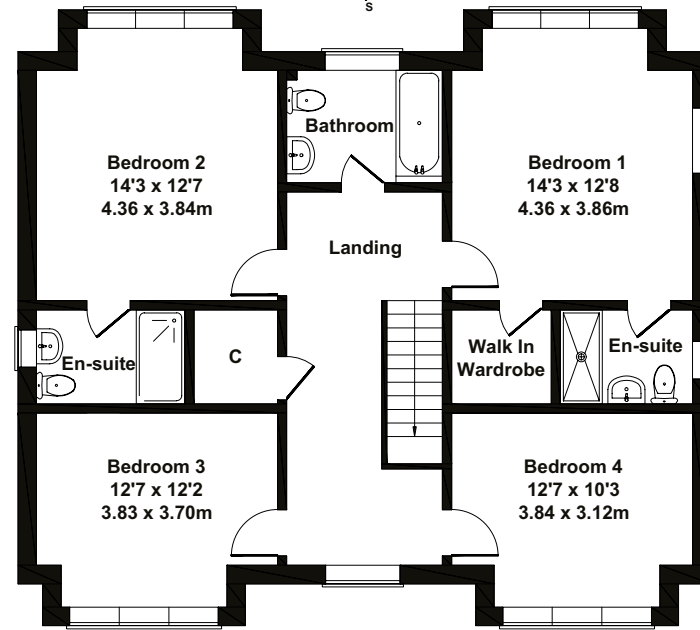


# Oak House

Approximate Gross Internal Area  
1991 sq ft - 185 sq m



GROUND FLOOR



FIRST 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.

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