

# SPENCE WILLARD



80 Upper Moorgreen Road, Cowes, Isle of Wight

# *A spacious four-bedroom period family home with ample parking that combines original features with modern day comforts in a sought after location*

VIEWING

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Whilst retaining many of its original features, this spacious period family home provides comfortable and flexible accommodation with modern updates throughout, with extensive parking and a good sized south facing rear garden. Located on a quiet, no-through road the house is within walking distance of the popular High Street, with its good range of independent shops, restaurants and bars, as well as sailing and yachting facilities including the numerous sailing clubs. The Red Jet High Speed passenger ferry provides a regular high speed passenger ferry service to Southampton, with onward connections to London. At the end of the road is a cricket ground and park.

The house benefits from particularly spacious rooms with generous circulation spaces and retains many original features such as ornate fireplaces. The superb open plan and modern kitchen / dining room and the impressive sitting room are great for family living with a large study having the ability to provide a further reception room. The large UPVC framed conservatory is now in need of some attention or offers great scope for a large garden room.

## ACCOMMODATION GROUND FLOOR

**ENTRANCE HALLWAY** A spacious entrance with understairs cloak cupboard, original stairs to the first floor and doors to:

**SITTING ROOM** A light and spacious room with feature (non-working) original fireplace with decorative surround and wide bay window.

**STUDY** Window to the side elevation and built-in cupboard housing gas fired boiler.

**KITCHEN/DINING ROOM** A superb living space fitted with a good range of



contemporary units with island unit and breakfast bar. Integrated double oven, hob, dishwasher, undercounter freezer, wine fridge and space for American style fridge. Door through to:

CONSERVATORY/SUNROOM UPVC construction with double glazed windows and French doors leading to the garden, (in need of repair/replacement).

CLOAKROOM With WC and washbasin.

UTILITY CUPBOARD With space and plumbing for a washing machine and tumble drier.

STORE CUPBOARD Sink and heated towel rail.

FIRST FLOOR  
LANDING Linen cupboard.

BEDROOM 1 A large double bedroom with a wide bay window with Solent glimpses. EN-SUITE SHOWER ROOM Fully tiled with curved shower cubicle, WC, washbasin and heated towel rail.

FAMILY BATHROOM Bath, separate shower, WC, basin with vanity unit beneath and heated towel rail. Airing cupboard.

BEDROOM 2 Good sized double bedroom with window to the side elevation and built-in shelving.

BEDROOM 3 A light double bedroom with wide window to the side elevation.

BEDROOM 4 Good sized single room with feature fireplace.

OUTSIDE A paved driveway provides off road parking for at least two large cars to the side of the property with an additional gravelled area to the front of the house. A gated access to the side of the house leads to an extension of the drive providing further potential parking / boat storage and access to the great south facing rear garden which is bordered by hedging and fencing and laid mainly to lawn with a large paved and decked al fresco seating and dining area. There is a summer house and garden storage chalet.

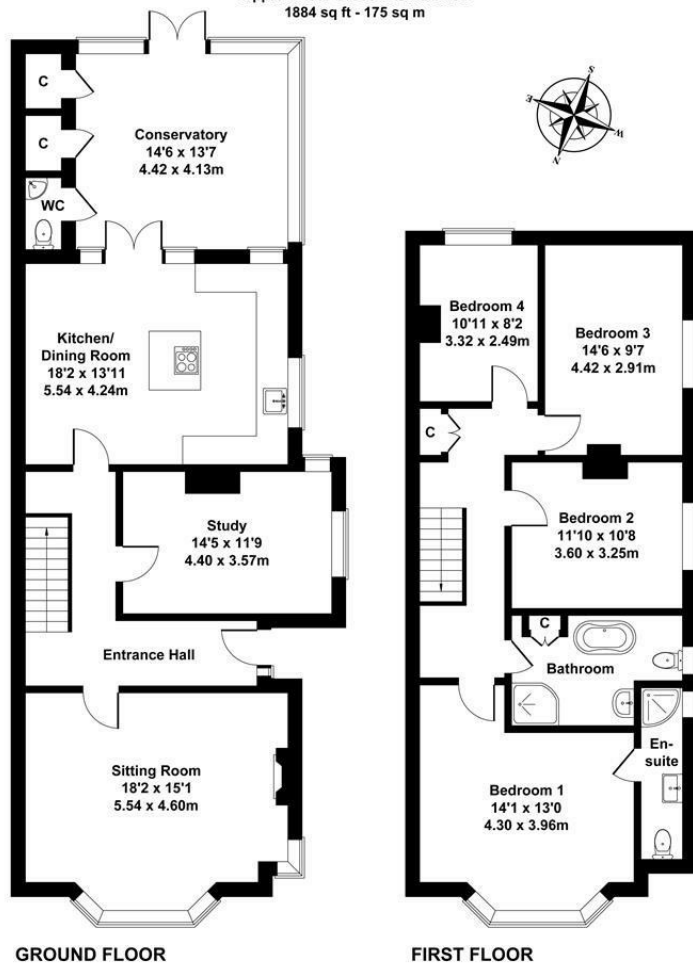
SERVICES Mains water, electricity, drainage and gas. Gas fired central heating.  
TENURE Freehold  
EPC Rating C  
COUNCIL TAX Band D  
POSTCODE PO31 7LF

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



## 80 Upper Moorgreen Road

Approximate Gross Internal Area  
1884 sq ft - 175 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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