



134 Baring Road
Cowes | Isle of Wight | PO31 8DS

FINE & COUNTRY

Seller Insight

“ We have loved living here these past ten years and are very reluctant to leave our lovely home. We have enjoyed our daily walks down to the beautiful beach at Gurnard and our evenings watching the spectacular sunsets over the sea from the front rooms. Another short walk away is the small town of Cowes, renowned for its designing, building and sailing of marine craft, and is home to the infamous international sailing festival 'Cowes week', as well as numerous other yachting regattas throughout the year.

From our wonderful, local pub The Woodvale Inn you can watch all the sailing regattas and spectacular sea views, all whilst enjoying incredible food and drink. Whilst there is a heavy focus on sailing locally, there are plenty of other, less nautical advantages to Cowes, such as its delightful, pedestrianised town with boutique shops and artisan bars and restaurants.

Just a couple of minutes across the Medina River on a chain-link ferry is its sister town East Cowes, which is home to Queen Victoria's former residence, Osborne house, and is subsequently steeped in history. Both ports provide public ferry services to Southampton, with Cowes offering a high-speed passenger catamaran and East Cowes a vehicle ferry service.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

134 Baring Road

This immaculate, four-bedroom, detached property benefits from a driveway with parking for numerous vehicles, plus an integrated garage with direct access into the house and a generous, south east facing garden.

The spacious ground floor affords maximum flexibility with a large, open plan kitchen and living areas, as well as a huge, separate sitting room. This fabulous kitchen is a real showstopper, with practical and stylish oak countertops and ample storage space within the tastefully designed, smoky blue fitted units. All appliances are integrated and include a superb induction hob, double oven, fridge freezer, dishwasher and washing machine. Off the kitchen is a dining area, with French doors leading out onto a sizeable decking area – ideal for alfresco dining. Also within this open-plan space is the snug / study.

In addition to the open-plan living area is the sizeable sitting room; here is a lovely, bright room, thanks to the dual aspect window and sliding patio doors, with a feature fireplace and an abundance of space for the whole family. A further advantage on the ground floor is the excellent shower room with a range of fitted units.

Upstairs is a family bathroom and four, good sized bedrooms. The main bedroom benefits from built in wardrobes and dual aspect windows, with the front providing far reaching views towards the Solent. The second bedroom enjoys its own dressing area with built-in wardrobes. The family bathroom has recently been updated and includes a wide shower over bath with integrated glass shower screen.

The generous rear garden is mostly laid to lawn with a few mature plants and trees, and backs onto Cowes golf course. There is a large decking area, a greenhouse and two garden sheds.







Travel Information

9.1 miles from Fishbourne to Portsmouth Ferry Terminal (using chain ferry)
 1.3 miles from Cowes Passenger Red Jet to Southampton Ferry Terminal
 11.8 miles from Ryde High Speed Catamaran & Hover Travel

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Leisure Clubs & Facilities

Cowes Yacht Haven, Cowes	1.6 miles
Fitness at Gurnard, Gurnard	1.2 miles
Gurnard Sailing Club, Gurnard	0.5 miles
Cowes Golf Club, Cowes	0.7 mile
1Leisure Medina, Newport	5.3 miles

Healthcare

Doctors Surgeries	
Cowes Medical Centre, Cowes	01983 295251
East Cowes Medical Centre, East Cowes	01983 284333
Medina Health Centre, Newport	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Ryde, Newport	(3.7 miles) 01983 822099

Education

Primary Schools
 Queensgate Foundation Primary
 Gurnard Primary School, Gurnard
 Cowes Primary School, Cowes
 Lanes End Primary School, Cowes
 Northwood Primary School, Northwood

Secondary Schools/Colleges
 Cowes Enterprise College, Cowes
 Ryde Academy, Ryde
 Christ The King Upper College, Newport
 Medina College, Newport
 Ryde Private School, Ryde
 The Priory, East Cowes
 (Independent Prep and Senior School)
 Isle of Wight College

Learning Assisted Schools
 Medina House, School Lane, Newport
 St. Georges, Watergate Road, Newport
 St Catherines, The Grove, Ventnor

01983 292872
 01983 295713
 01983 293261
 01983 293233
 01983 293392

01983 203103
 01983 567 331
 01983 537 070
 01983 861 222
 01983 562 295
 01983 861222

01982 526 631

01983 522 917
 01983 524 634
 01983 852722

Entertainment

Restaurants / Bars
 Harbour Kitchen – Cowes
 Smoking Lobster – Cowes
 The Coast Bar & Dining Room - Cowes
 The Globe – Cowes
 Moocow – Cowes
 Murrays Seafood Restaurant – Cowes
 The Red Duster – Cowes
 Woodvale Hotel and Restaurant - Cowes
 Portland Inn - Cowes

These bars and restaurants are available within a 5 minute radius of this home.

Local Attractions / Landmarks

Osborne House – East Cowes
 Cowes Maritime Museum - Cowes
 Tapnell Farm - Yarmouth
 Fort Victoria Country Park - Norton
 Yarmouth Castle - Yarmouth
 The Needles Landmark Attraction – Alum Bay
 Carisbrooke Castle – Carisbrooke
 Monkey Haven, Primate Rescue Centre – Newport
 Quarr Abbey - Binstead

First Floor
Approx. 69.9 sq. metres (752.8 sq. feet)



Ground Floor
Approx. 113.8 sq. metres (1225.0 sq. feet)



GROUND FLOOR

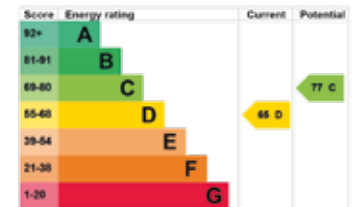
Entrance Porch	9'2 x 5'
Shower Room	6'3 x 4'9
Hallway	
Sitting Room	16'5 x 12'7 plus 17'1 x 8'3
Snug	9'11 x 9'2
Kitchen / Breakfast Room	21'2 x 9'9 plus 10'4 x 10'
Rear Lobby	6'7 x 4'4
Pantry	6'6 x 3'10

FIRST FLOOR

Landing	
Bedroom 1	16'3 x 11'3 up to built in ward- robes
Bedroom 2	10'9 x 9'9
Dressing Area	7'10 x 5'6
Bedroom 3	10'1 x 9'8
Bedroom 4	9'4 x 8'6
Bathroom	7'2 x 5'11

OUTSIDE

Front Garden	
Driveway	
Garage	19'6 x 8'7
Rear Garden	



Council Tax Band: F
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 05.01.2024





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