



153 Old Road
East Cowes | Isle of Wight | PO32 6AX

FINE & COUNTRY

SELLER INSIGHT

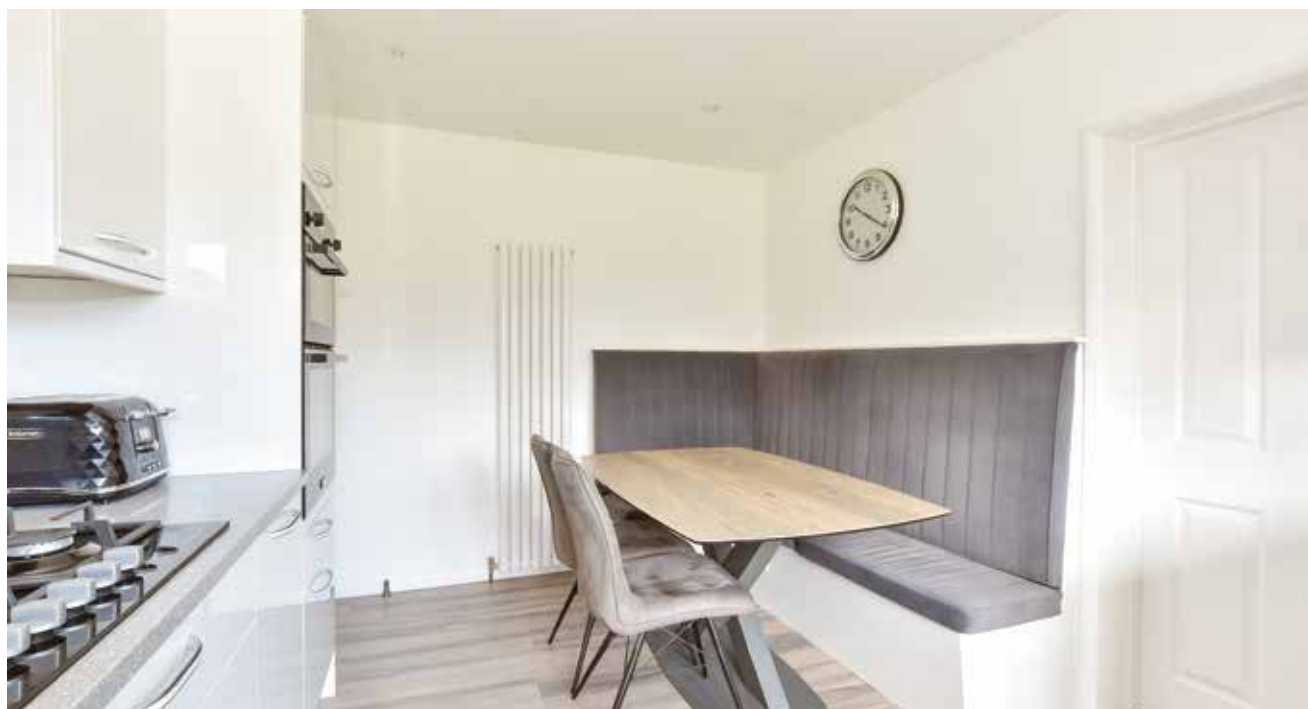
“ We are only leaving our much-loved family home because we are ready to downsize and move to the mainland to be closer to our family.

Having lived here for 42 years, we often think back to when we first bought the land and could only imagine the home it would one day become—a home we helped design, and one that Philip helped to build. It has been a wonderful place to live and grow.

East Cowes has been a joy to call home. It offers a warm, friendly community with plenty to get involved in, from activities at the Town Hall to excellent local sporting facilities, including football, sailing and golf clubs. The town also provides a good selection of riverside pubs, restaurants and coffee shops, as well as convenient access to the Health Clinic and local schools. Everyday essentials are well covered too, with Waitrose, the Co-op and a post office close by.

*We have particularly enjoyed the nearby beach during the summer months and the beautiful walks through the Osborne estate. It is a lovely area with so much to offer, and we will miss it dearly.”**

* 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

153 Old Road

Set in a popular residential area on the outskirts of the local town, this impressive, detached home offers an exceptional level of space, versatility, and privacy, perfectly suited to multi-generational living or those seeking a generous family residence with additional independent accommodation. Designed and built by the current owners over 40 years ago, the property provides approximately 230 square metres of well-planned living space arranged over two light-filled floors, complemented by extensive gardens, ample parking, and a self-contained first-floor apartment.

A covered walkway leads to the welcoming entrance porch and a broad reception hall, where attractive Merbau hardwood flooring introduces the quality and warmth found throughout much of the ground floor. The spacious layout flows effortlessly between principal rooms. The newly fitted kitchen/breakfast room is a particular highlight, offering a contemporary range of base and wall units, Corian worktops, a large range-style hob, double built-in ovens, microwave, dishwasher, and integrated fridge. Seating for six makes this a natural gathering space, while the adjoining utility room provides exceptional practicality with additional storage, an integrated washing machine, wine cooler, and a walk-in larder.

Two generously proportioned reception rooms create superb areas for family living and formal entertaining. The dual-aspect sitting room enjoys garden views through large sliding doors, while the dining room offers a pleasant outlook and ample room for hosting. A separate study provides an ideal workspace, and a ground-floor cloakroom completes this level.

The first floor features a wide, galleried landing with access to an airing cupboard, further storage, and a large attic. Four well-sized double bedrooms offer excellent accommodation, each with built-in wardrobes and attractive views over the gardens or toward the sea. The principal bedroom includes a modern ensuite with walk-in enclosure and electric 'Mira' shower, while the family bathroom features a contemporary suite with separate bath and walk-in shower.

Adding significant appeal is the fully self-contained first-floor apartment, ideal for relatives, guests, or potential rental income. Accessed independently from the driveway via an external stairway, it comprises a kitchen/breakfast room, comfortable sitting room with garden and sea glimpses, a double bedroom with wardrobes, and a bathroom with overhead shower.

Outside, the grounds are particularly generous. A large, gravelled driveway accommodates four to five cars and includes an electric vehicle charging point. The front garden is mainly laid to lawn with mature hedging, while gated side access leads to the expansive rear garden. Here, extensive lawns, a vegetable patch, fruit trees, greenhouse, and Lushington's fully powered summer house create a wonderful outdoor haven. A patio area provides the perfect spot for alfresco dining.

A substantial double garage with electronic doors, power, lighting, and garden access completes this exceptional offering. Combining space, flexibility, and a peaceful setting, this standout home presents a rare opportunity for those seeking a substantial property with impressive lifestyle versatility.







Travel Information

5.1 miles from Fishbourne to Portsmouth Ferry Terminal
0.9 mile from East Cowes to Southampton Ferry Terminal
14.6 miles from Yarmouth to Lymington Ferry Terminal

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

East Cowes Sailing Club, East Cowes	0.9 miles
1Leisure Medina, Newport	4.2 miles
Lakeside Spa & Hotel, Wootton	4.1 mile
Osborne Golf Club, East Cowes	1.1 miles
Ryde Golf Club, Ryde	6.3 miles

Healthcare

Doctors Surgeries	
East Cowes Medical Centre, East Cowes	01983 284333
Medina Healthcare, Wootton	01983 522198
Ryde Esplanade Surgery, Ryde	01983 618388
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
Ryde Health & Wellbeing Centre, Ryde	01983 618444

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport	5.7 miles
	01983 822099

Education

Primary Schools
Holy Cross Primary School, East Cowes
Queensgate Foundation Primary School, East Cowes
Priory School of Our Lady Walsingham, East Cowes
Cowes Primary School, Cowes
Lanes End Primary School, Cowes
Binstead Primary School, Binstead
Haylands Primary School, Ryde
St. Mary's Catholic Primary School, Ryde
Wootton Community Primary School, Wootton

Secondary Schools/Colleges

Cowes Enterprise College, Cowes
Carisbrooke College, Newport
Christ The King Upper College
Medina College
Ryde School with Upper Chine School, Ryde
The Island VI Form
Isle of Wight College

Learning Assisted Schools

Medina House, School Lane, Newport
St. Georges, Watergate Road, Newport
St Catherine's, Grove Road, Ventnor

01983 292885
01983 292872
01983 861222
01983 293261
01983 293233
01983 562341
01983 563372
01983 562000
01983 882505

01983 203103
01983 524651
01983 537 070
01983 861 222
01983 562229
01983 522886
01982 526631

01983 522 917
01983 524 634
01983 852722

Entertainment

The Lifeboat, East Cowes
Folly Inn, Whippingham
Consort Restaurant at Albert Cottage, East Cowes
Fishbourne Inn, Fishbourne
Binstead Arms, Binstead
The Tide Inn, Wootton
Cibo, Wootton
Woodmans Arms, Wootton
White Hart Inn, Havenstreet

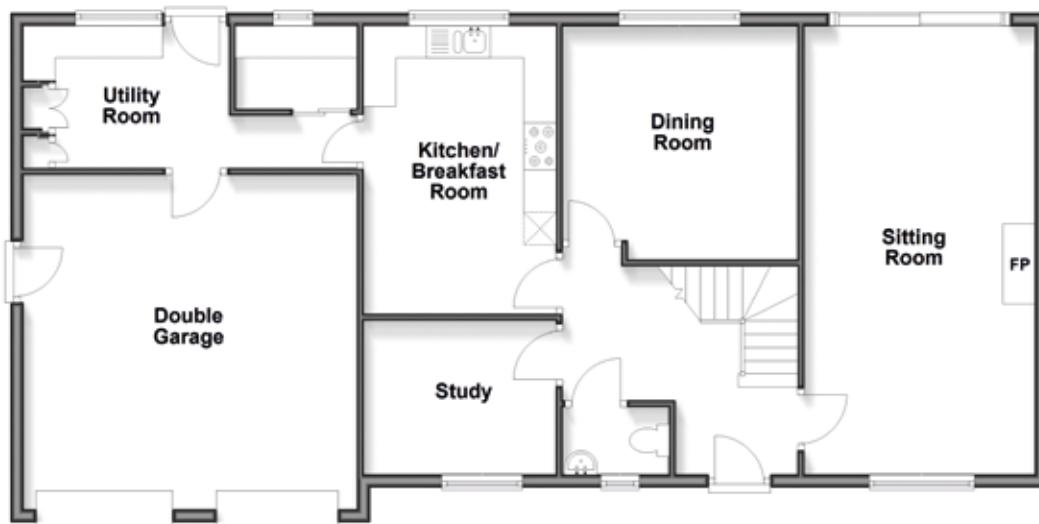
These bars and restaurants are available within a 15-minute radius of this home

Local Attractions / Landmarks

Osborne House - East Cowes
Quarr Abbey - Binstead
Robin Hill Country Adventure Park - Downend
Appley Tower & Beach - Appley
Monkey Haven, Primate Rescue Centre - Newport
Butterfly World - Newport
Wildheart Animal Sanctuary - Sandown
Carsibrooke Castle - Carisbrooke

Ground Floor

Approx. 113.1 sq. metres (1217.0 sq. feet)



GROUND FLOOR

Entrance Hallway	
Cloakroom	
Sitting Room	22'10 x 11'10
Dining Room	11'10 x 11'9
Kitchen / Breakfast Room	14'5 x 12'10
Walk in Pantry	
Utility Room	10'9 x 7'10
Study	8'10 x 7'10

FIRST FLOOR

Landing	
Bedroom 1	15'11 x 11'10
En-Suite Shower Room	
Bedroom 2	18' x 17'11
Bedroom 3	15'11 x 9'7
Bedroom 4	11'7 x 9'7
Family Bathroom	
Annex Lounge	12'9 x 12'7
Annex Kitchen	10'10 x 5'11
Annex Bedroom	11' x 9'7
Annex Bathroom	

First Floor

Approx. 113.1 sq. metres (1217.0 sq. feet)



OUTSIDE

Front Garden	
Driveway	
Double Garage	17'11 x 15'10
Rear Garden	

Council Tax Band: G
Tenure: Freehold



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