



MARVINS
ESTATE AGENTS



39 GREEN LANE, MEDHAM VILLAGE, PO31 8QG

£439,950

Charming 4-bedroom detached, chain free family home - minutes from the Red Squirrel Trail and walkable to Cowes town centre.

Nestled in a quiet cul-de-sac in popular Medham Village, this spacious detached home offers flexible living for families, retirees or anyone seeking peace and convenience. A large Lounge flows through French Doors to a sunny Conservatory. The generous Kitchen/Diner plus separate Utility Room gives scope for modern living and family dining. Upstairs, four well-proportioned Bedrooms (Master with En-Suite) and a family Bathroom deliver space for all.

Outside, the rear garden backs onto woodland, giving privacy and a lovely natural backdrop - perfect for summer gardening or quiet evenings on the patio. Ample off-road parking and a detached garage gives plenty of storage and vehicle space.

Location is a key highlight: You are just a 5 minute stroll from the scenic Red Squirrel Trail <https://redsquirreltrail.org.uk/> - ideal for walking or cycling. Cowes town centre, with its shops, cafes and ferry terminal is within easy walking/cycling distance. The property would benefit from some cosmetic updating, which has been reflected in the current asking price, offering purchasers the opportunity to update to their own taste. All this while being chain-free and ready for a swift move.

COWES OFFICE

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Panelled and part glazed front door to:

ENTRANCE HALL

Radiator. Stairs to upper floor off. Under stairs storage cupboard. Built in cloaks/storage cupboard.

CLOAKROOM

Radiator. Low level WC and pedestal wash basin.

LOUNGE

14'8" x 20'5" (4.47m x 6.22m)

Twin glazed doors from Hall. Two radiators. Double aspect room and double glazed windows including bow window and feature fireplace with real flame gas effect gas fire. Television aerial point. Double glazed patio doors to:

CONSERVATORY

13'7" x 11'1" (4.14m x 3.38m)

Dwarf wall with double glazed windows. Double glazed French Doors to patio and gardens. Tiled floor. Radiator.

KITCHEN/DINER

20'5" x 7'10" (6.22m x 2.39m)

Radiator. Double glazed window. Range of floor and wall cupboards with bevel edged worktops over. Stainless steel sink unit with mixer tap over. Gas hob and extractor filter over. Built in oven with grill. Integrated dish washer and fridge. Door to:

UTILITY ROOM

6'4" x 7'6" (1.93m x 2.29m)

Fitted floor cupboard and wood work top. Butler sink with mixer tap over. Radiator. Beko washing machine. Glow worm gas boiler. Radiator. Door to rear garden.

On the First Floor

GALLERIED LANDING AREA

Loft access. Built in airing cupboard housing hot water tank.

BEDROOM ONE

12'10" x 12'1" in to cupboard space (3.91m x 3.68m in to cupboard space)

Radiator. Double glazed window. Fitted wardrobe cupboard and drawer unit. Door to:

ENSUITE SHOWER ROOM

Large tiled shower cubicle, pedestal wash basin, low level WC. Heated towel rail.

BEDROOM TWO

12'8" x 7'11" (3.86m x 2.41m)

Radiator. Double glazed window. Freestanding wardrobe cupboard.

BEDROOM THREE

7'10" x 9'7" (2.39m x 2.92m)

Radiator. Double glazed window.

BEDROOM FOUR

10'5" x 7'4" (3.18m x 2.24m)

Radiator. Double glazed window.

BATHROOM

Panelled bath with shower over. Pedestal wash basin and low level WC. Towel rail/radiator. Double glazed window. Tiled walls.

OUTSIDE

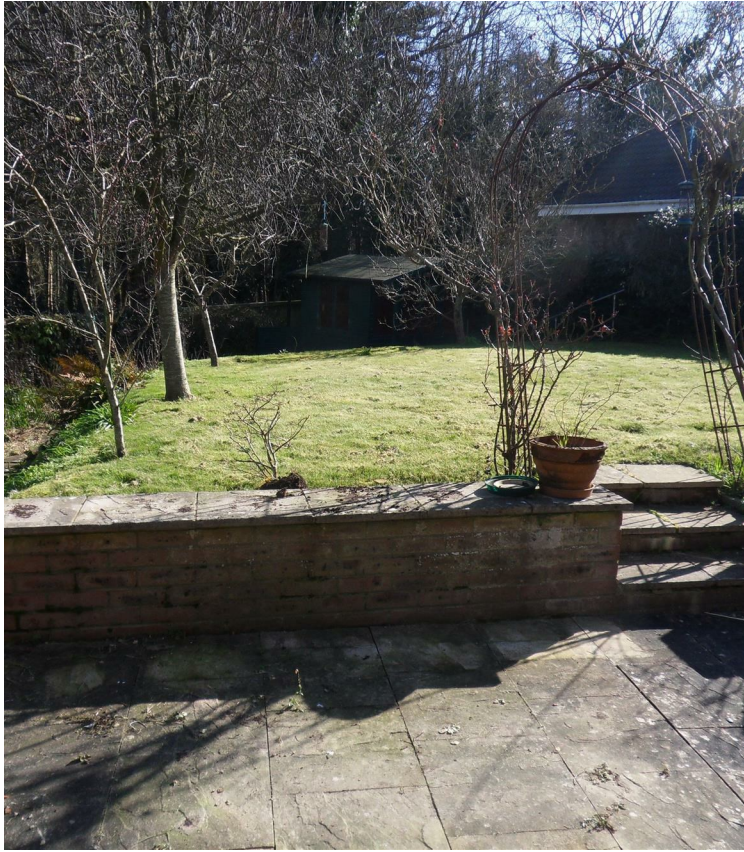
Good size plot with brick paved driveway and car hardstanding leading to detached garage 14'7" x 16' with up and over door and power and light. Open plan style front gardens. Rear garden mainly laid to lawn, variety of mature Trees, shrubs and plants. Ornamental Pond, Timber garden chalet and tool shed. Greenhouse. Borders on to copse. at the rear. Large paved patio accessed from the rear of the house.

TENURE

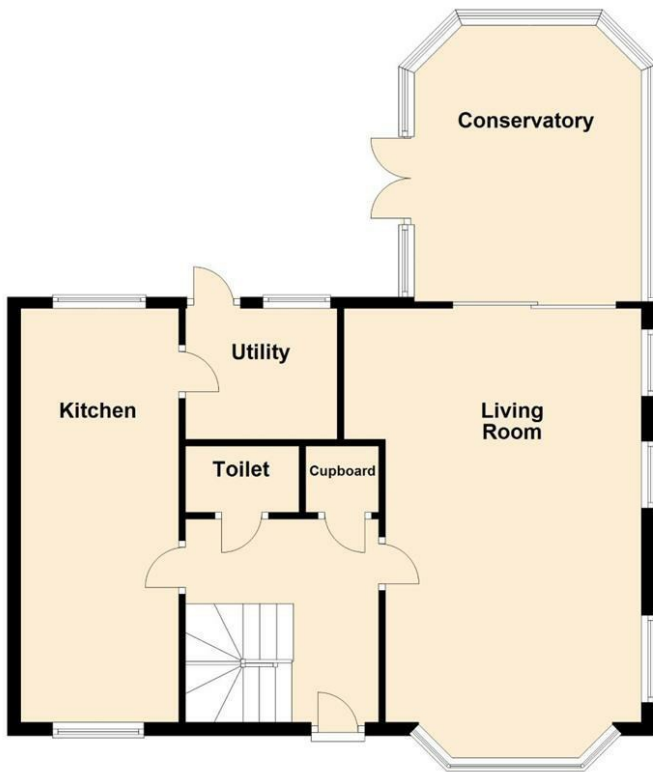
This property is Freehold. Council tax band E.



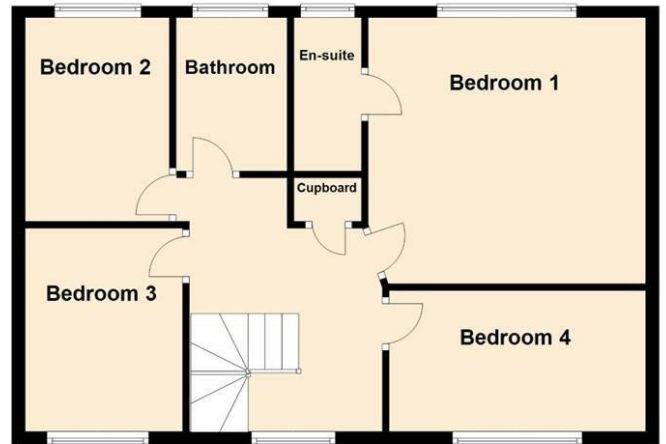




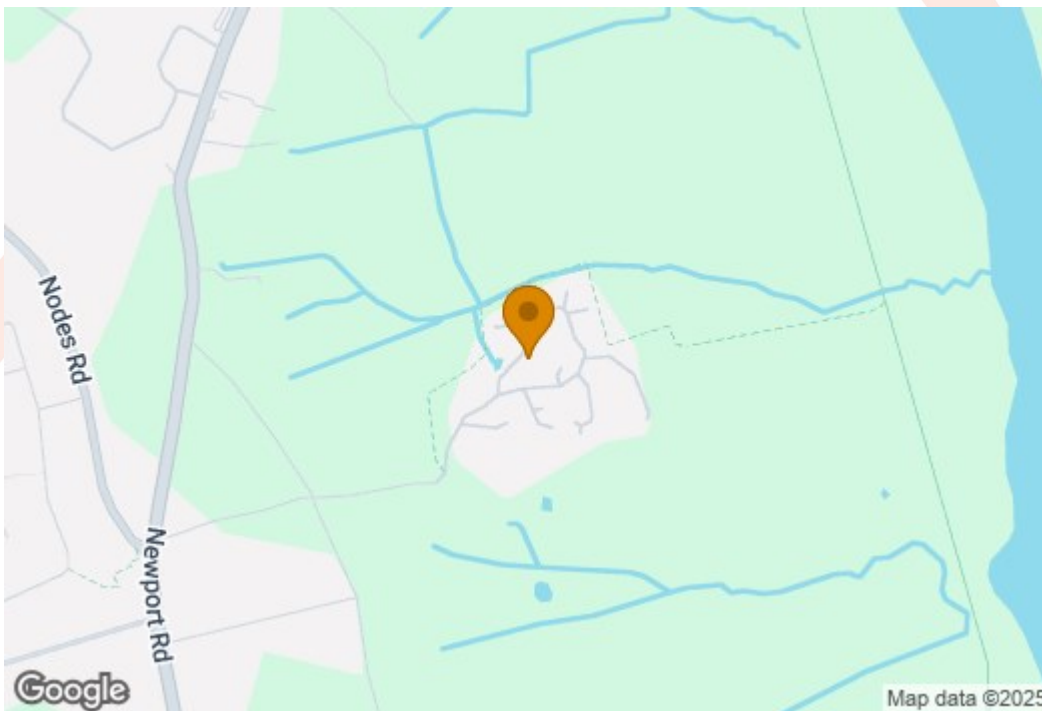
Ground Floor



First Floor



Total area: approx. 129.4 sq. metres (1393.0 sq. feet)
 SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
 Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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