

4 Park Road, Cowes, Isle of Wight, PO31 7LT

Guide Price £397,500

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McCarthy & BOOKER

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*** BRAND NEW PRICE *** Immaculate period property ~ Three double bedrooms ~ Outside kitchen ~ Short walk into central Cowes ~ Two large reception rooms ~ Two bath/shower rooms

Period home with three large double bedrooms

A beautifully refurbished character home in a highly convenient Cowes location, just moments from Northwood House and its lovely parkland gardens. With three large double bedrooms, two generous reception rooms, a fabulous contemporary kitchen and a south-facing rear garden, this is a home where the character of the original property has been carefully retained whilst creating a stylish and wonderfully comfortable modern home.

Interior

High ceilings, tall windows and generously proportioned rooms give the property a wonderful feeling of space and light, whilst the soft, natural colour palette and high-quality finishes create a calm and welcoming atmosphere throughout. The result is a period home that feels both elegant and practical, with plenty of room for family life and entertaining. Outside, the same attention to detail continues, with a newly created decked terrace leading directly from the kitchen into the south-facing garden.

Ground Floor:

The entrance lobby, with its internal door, opens into the first of two lovely reception rooms. Currently arranged as a dining and living space, this is a particularly welcoming room, with high ceilings and a tall window allowing natural light to flood in.

The separate sitting room is equally impressive, offering another spacious and comfortable reception space. The chimney breast provides a lovely focal point, with a recessed area that contains a new log burner. A number of useful built-in storage cupboards have been thoughtfully incorporated, retaining the clean and uncluttered feel of the room.

The hallway continues the sense of space and character, with the staircase rising to the first floor. The dark-painted bannisters and spindles provide a stylish contrast to the softer tones elsewhere, whilst beneath the stairs is another useful storage cupboard.

A utility room provides space and plumbing for a washing machine, together with a sink, storage cupboards and a low-level WC.

At the rear of the house is the fabulous kitchen, beautifully fitted with an L-shaped run of soft grey wooden wall and base units. Integrated appliances include a tall fridge freezer, Bosch microwave oven, single oven, dishwasher and gas hob. The darker grey worktop and matching upstand provide a smart contrast and run across two sides of this bright and airy room.

There is plenty of room for a breakfast table, positioned perfectly to enjoy views directly across the newly decked terrace and into the garden. The kitchen therefore becomes much more than a practical working space, with a lovely connection to the outside and a wonderful place to enjoy the morning or sit and relax whilst keeping an eye on the garden.











First Floor:
The feeling of space continues upstairs, where there are three generously proportioned double bedrooms, all enjoying high ceilings, tall windows and the same beautifully considered soft, neutral decoration found throughout the house.

Two of the bedrooms overlook the front of the property, with lovely views towards Northwood House and its gardens. One benefits from a large built-in cupboard, whilst the other has the added luxury of its own ensuite shower room, incorporating a wide walk-in shower that is fully tiled.
The third double bedroom overlooks the rear garden, offering a peaceful outlook and a lovely sense of privacy.
Completing the first floor is the beautifully refurbished family bathroom, featuring a charming claw-foot bath with overhead shower, together with the quality finish and attention to detail evident throughout the rest of the property.

Exterior

The front of the property has been designed to be particularly easy to maintain, with a neat courtyard garden enclosed by low-level wooden fencing and a latched gate.
A entrance door, painted in a soft grey-green shade, sits beneath a window and creates a welcoming approach.

To the rear is a wonderful south-facing garden, with a decked terrace leading directly from the rear door. This sheltered outdoor space is a real feature of the property — an ideal spot for morning coffee, relaxing with a book or enjoying an al fresco meal with friends and family.
A small flight of wooden steps leads down to the main garden, where a newly created cover outdoor kitchen is located. The original paths have been retained, bordered by attractive raised stone edging and the established flower beds are beautifully planted with an abundance of mature shrubs and plants, including white roses, fuchsia and buddleia, creating a colourful and tranquil garden with plenty of interest throughout the seasons.
The path continues towards the front of the property, with a high wooden access gate and a useful garden store tucked alongside.

Cowes

Cowes is rich in nautical heritage and an international mecca for sailing, culminating in Cowes Week held in August each year. It has quick access to Southampton via the more modern Red Jet as well as many marinas and sailing clubs dotted along the waterfront.
Within the High Street there are two supermarkets, many boutique shops, pubs and eateries. Historical Northwood House & Park hosts weddings, fairs, concerts and conferences with outside space to enjoy walks. The chain ferry links Cowes to East Cowes where you can find the Red Funnel car and passenger ferry to the mainland.

Further Information

Tenure: Freehold
EPC: C
Council tax band: C
Double glazed throughout
Loft is partially boarded, insulated, socket and light
Gas central heating via Vaillant boiler
Mains water, electricity, gas and sewerage
Broadband: Download 1800 mbps Upload 900 mbps





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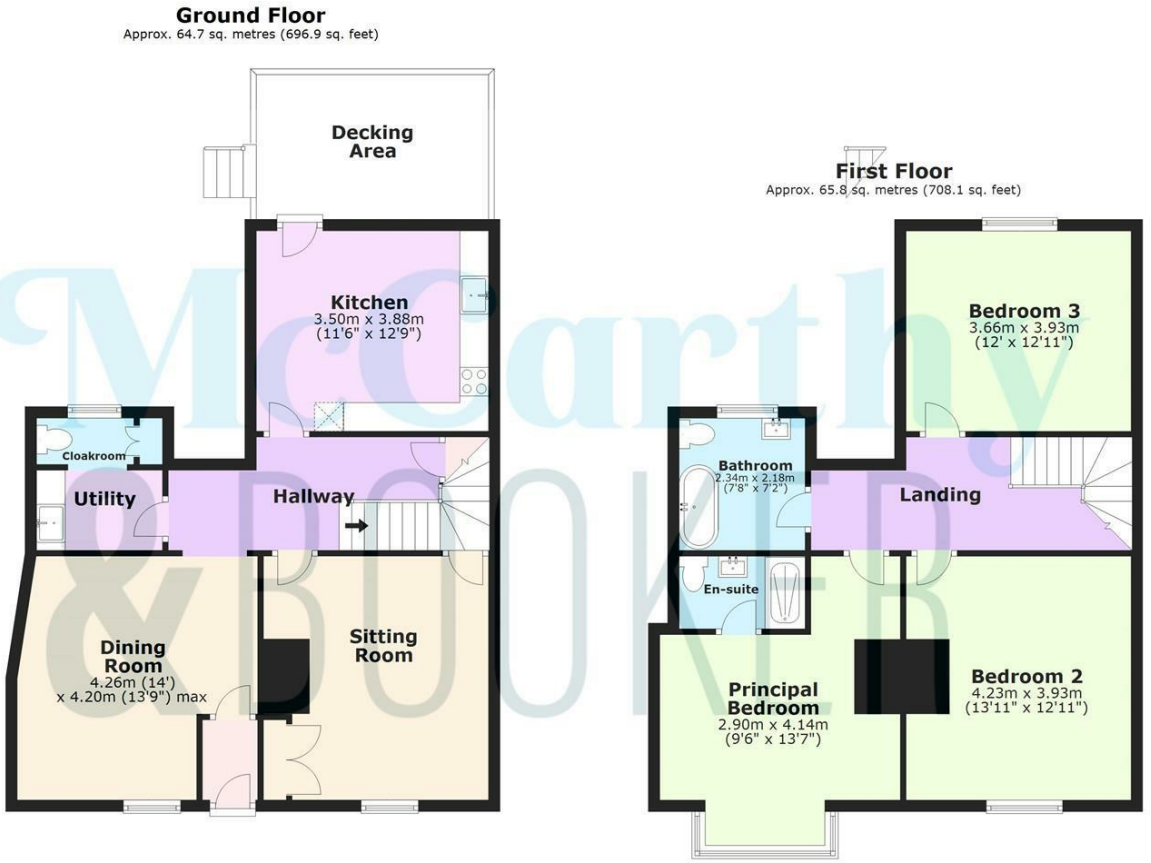
Viewing

Please contact our Isle of Wight office on 01983 300111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



Total area: approx. 130.5 sq. metres (1404.9 sq. feet)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, fittings and appliances, sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. Plan produced by Silver Arch Property Solutions Limited. Plan produced using PlanUp.

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01983 300 111 | hello@mccarthyandbooker.co.uk | The Old Post Office, 73 High Street, Cowes, Isle of Wight, PO31 7AJ

mccarthyandbooker.co.uk