

SPENCE WILLARD



Windward, 72 High Street, Cowes, Isle Of Wight



*A striking contemporary residence occupying a highly enviable waterfront position arranged over three floors with extensive terraces providing prime Solent and Harbour views and with a private pontoon mooring*

VIEWING:

[COWES@SPENCEWILLARD.CO.UK](mailto:COWES@SPENCEWILLARD.CO.UK)

01983 200880

[WWW.SPENCEWILLARD.CO.UK](http://WWW.SPENCEWILLARD.CO.UK)



This exceptional waterfront home offers unparalleled coastal living within the heart of Cowes, with panoramic views over the Solent and direct access to the water. Set back from the High Street, the property is meticulously designed with arrangement over three floors to maximise its maritime setting with distinctive architectural features. Built as one of a pair of unique houses, it was completed in around 2016 with longevity and efficiency in mind with contemporary marine-grade powder-coated aluminium double-glazed windows and doors and a mechanical heat and ventilation recovery system. Complemented by a high-specification interior including a Nottle kitchen, engineered oak flooring to the living area and stone flooring across all circulation spaces and hallways. The property has six double bedrooms and five bathrooms together with a study, utility room and a really impressive ground floor living space opening onto a terrace with breathtaking views, making for a wonderful living and entertaining space. In addition to the private pontoon mooring, shared with the adjacent property, is a secure gated parking space.

Whether as an impressive primary residence or an easily maintained lock-up-and-leave for those wanting a base in one of the world's premier sailing capitals, the Cowes' principal yacht clubs and marinas are a short stroll away. Windward is perfectly positioned for immediate access to the vibrant array of shops, independent restaurants, and bars that define the character of Cowes, while remaining connected to mainland ferry links for convenient travel to Southampton with onward connections to London.



## ACCOMMODATION

### GROUND FLOOR

**ENTRANCE HALL** Spacious entrance with bespoke timber contemporary staircase rising to the first floor. A pair of glazed doors provide immediate sea views through the living room.

**KITCHEN/ LIVING AREA** An impressively expansive open-plan space with contemporary gas fire and full-height sliding doors opening to the terrace, benefitting from truly panoramic sea views. The kitchen area features an extensive range of high-quality Nottle cabinetry, Silestone work surfaces, and a premium suite of Miele appliances including twin ovens, coffee machine, twin fridges and freezers, induction hob with pop-up extractor and dishwasher.

**UTILITY ROOM** Equipped with built-in cupboards with worksurfaces over, sink unit, space for laundry appliances.

**STUDY** A versatile room accessed via bi-fold doors from the courtyard.

**WET ROOM** with shower and WC. Plant room housing Vaillant gas-fired boiler and hot water cylinder.

**CLOAKROOM** Access to **PLANT ROOM** with controls for underfloor heating.





#### FIRST FLOOR

**LANDING** With full height frosted windows and lobby area.

**BEDROOM 2** A double bedroom with direct sea views, French doors to the **TERRACE**.

**EN-SUITE SHOWER ROOM** Tiled throughout with shower, wash basin, WC and heated towel rail.

**BEDROOM 3** A double bedroom with stunning Solent views, French doors to the **TERRACE**.

**BEDROOMS 4 & 5** Two further double bedrooms, one of which with sea views, two **SHOWER ROOMS** both fully tiled and fitted with quality showers.

#### SECOND FLOOR

**PRINCIPAL BEDROOM SUITE** Approached via a dressing area fitted with an extensive range of cupboards, the bedroom has wide sliding doors and full height windows opening onto the **BALCONY** providing sensational sea views. Electric curtain rail with remote control.

**BATHROOM EN-SUITE** Tiled throughout, bath, separate shower, wash basin, WC and heated towel rail.

**DRESSING ROOM/ BEDROOM 6**



#### OUTSIDE

A courtyard accessed by a large roller shutter door provides a shared parking area with the neighbouring property providing a generous parking space for each property. Stone paved steps access the front door. At ground floor level there is an expansive waterfront terrace flowing from the living space with further generous terraces to the first and second floors. The property shares a pontoon mooring with the neighbouring house (with Windward having the northern side of the pontoon.) There is a dedicated bin store.

**TENURE** Freehold with Crown Estate lease on pontoon with an annual rent of £2,400 plus VAT per annum split two ways.

**SERVICES** Mains water, electricity, drainage and gas. Gas-fired boiler providing zoned under floor heating.

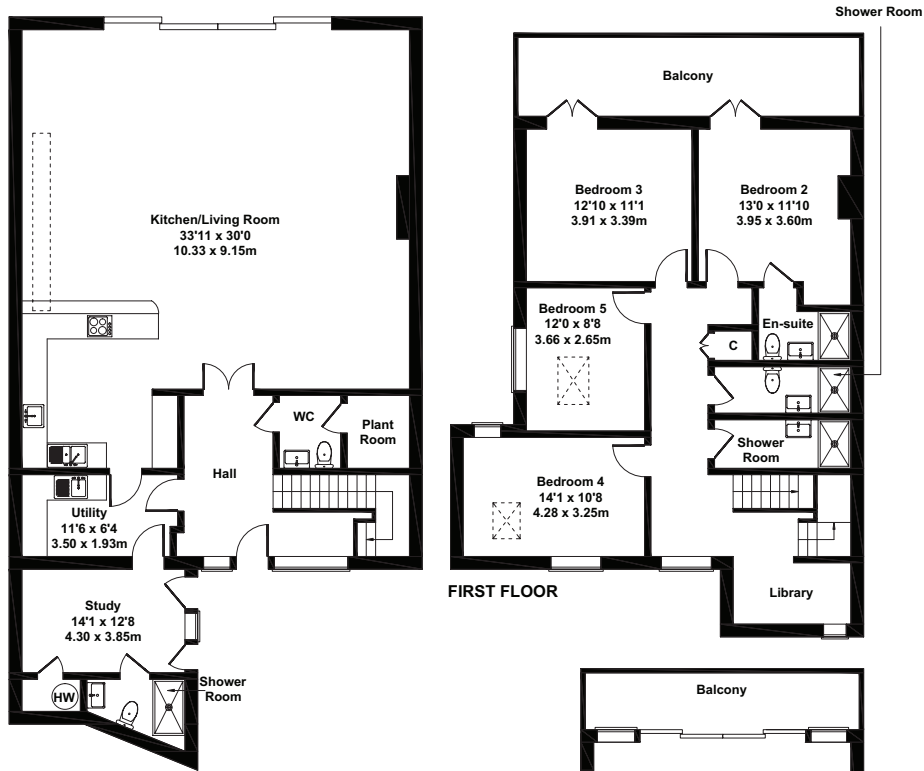
**COUNCIL TAX** Band G

**EPC** Rating B

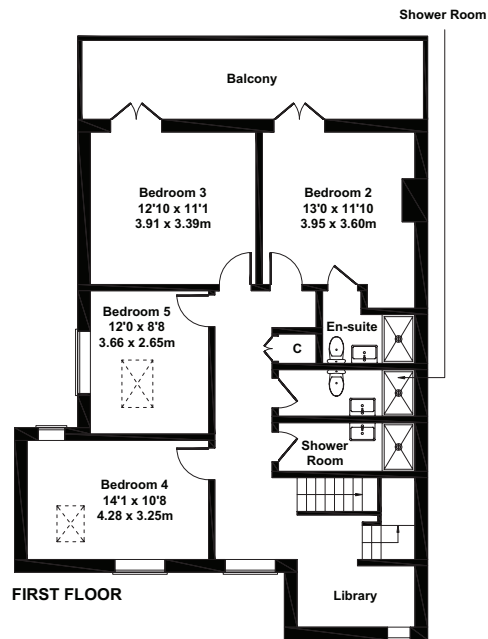
**POSTCODE** PO31 7RE

**VIEWINGS** Strictly by prior arrangement with the sole selling agents, Spence Willard.

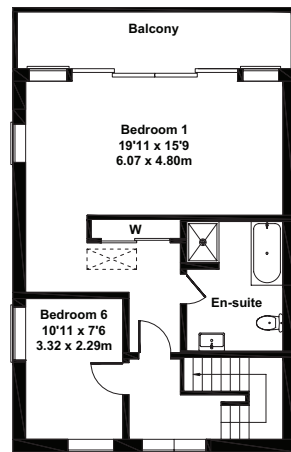




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Windward

Approximate Gross Internal Area  
2852 sq ft - 265 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.  
Produced by Potterplans Ltd. 2026





SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.