

3 Mallard Point, Medham Village, Cowes, Isle of Wight, PO31 8QW

Guide Price £550,000

4 3 3

McCarthy & BOOKER

3 Mallard Point, Medham Village, Cowes, Isle of Wight, PO31 8QW

Guide Price £550,000

An exceptionally well-presented detached family home offering a perfect blend of comfort and style.
Three reception rooms, with versatile uses that can be tailored to suit your lifestyle. There are four bedrooms, three bath/shower rooms and a well appointed modern kitchen.
Parking for up to four vehicles, garage and a large rear garden - all located in a quiet village location

An extremely well presented four bedroom home

Found in a peaceful village location complete with duck pond and surrounding fields. This versatile home benefits from three reception rooms, a modern kitchen and three bath/shower rooms with a south facing rear garden, internal garage and off road parking. Configured with the possibility of self contained living for multi-generational occupants, this lovely home has a lot to offer.

Interior

Beautifully presented in all the rooms which are filled with light and are all good sized as well as giving flexible uses. There is luxury fitted tiling flowing throughout the hallway, kitchen and dining room, giving a practical and modern finish.

Ground Floor:
The bright hallway contains a useful understairs cupboard and cloakroom and gives access to the kitchen that was installed in 2024. Overlooking the garden this fabulous room has been well designed and the white marble effect worksurface contrasts beautifully with the navy wall and base units that also form a useful breakfast bar. The integrated appliances include an oven, microwave, dishwasher, fridge freezer, four zone hob, electractor fan and bin drawer with space and plumbing for a washing machine.
These cupboards continue in the dining room with the same worksurface, giving additional storage space.
The sitting room benefits from the sliding double patio doors that open to the garden, allowing quick access to the garden as well as flooding the room with light. The next room is a versatile space which could be an office, teenage room or another reception room that could be designated to a family member that uses the upstairs bedroom, accessed from the second staircase found in this room.

First Floor:
Off the main staircase are three double bedrooms, storage cupboard and a family bathroom.
The hallway is wide and bright with all the bedrooms being of a good size with a very generous principal bedroom that has an ensuite shower room that is fully tiled. One of the other bedrooms has floor to ceiling mirrored wardrobes across one wall giving plenty of convenient storage. The family bathroom is stylish and modern with half tiled walls.
From the second staircase there is large double bedroom with an ensuite bathroom. Large Velux windows allow plenty of light into both these room with fabulous views out to the countryside.











Exterior

The wide shingle driveway has space for 2/3 vehicles and leads to the internal garage with its electric door. The main entrance door has an overhead canopy and mature planting and lawn to one side.

The rear sunny south facing garden has several seating areas, purposely designated to make the most from the daytime and evening sun. A low maintenance garden with a wide lawn and mature plants and shrubs in a raised flower bed. Due to the rural nature of the area this is a blissful outside space to relax and enjoy the birdsong.

Cowes/Medham Village

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, known locally as 'The Floaty', links Cowes to East Cowes where the Red Funnel car and passenger ferry to the mainland is situated.

Northwood and Medham Village is situated between Cowes and Gurnard, with an excellent primary school and easy access to more rural open spaces and walks.

Further Information

Tenure: Freehold
Council tax band: F
EPC: C
Gas central heating
Mains water, gas, electricity and sewerage
Double glazed throughout
Broadband max predicted: Download 1800 mbps Upload 900mpbs
Loft access via ladder, partially boarded





McCarthy &BOOKER

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. 180.5 sq. metres (1942.7 sq. feet)

3 Mallard Point, Northwood

McCarthy &BOOKER

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

mccarthyandbooker.co.uk