



Cypress Road, Newport,
PO30 1EY

£675,000
Freehold

A beautifully designed 1924 Arts and Crafts home with the original ornate detailing and a fabulous extensive mature garden. The plot is a complete sanctuary and has an abundance of plants, trees and shrubs. A large double garage and workshop allows more versatility for general use and storage.

W | Williams
SALES & LETTINGS

Cypress Road, Newport

4/5 bedroom detached 1920's home

3 En-suites

Large versatile rooms

Huge mature garden

Double garage and large workshop

Close to town hub



ON THE GROUND FLOOR

The accommodation with approximate measurements

Hallway

Radiator. Under stairs storage. Stairs to first floor. Beamed ceiling. Doors to:

Study

4.11m x 2.97m 13'6" x 9'9"

Leaded window to front aspect with secondary double glazing. Feature beams. Picture rails. Shelving.

Lounge

7.33m x 4.25m 24'1" x 13'11"

Feature beams. Picture rails. Two radiators. Original fireplace with brick hearth. Leaded window to side aspect with secondary glazing. Leaded bay window with secondary double glazing. Double glazed doors to sun room.

Conservatory

4.53m x 3.29m 14'10" x 10'10"

Tiled flooring. Doors to extensive garden.

Dining room

4.11m x 4.32m 13'6" x 14'2"

Leaded windows with secondary double glazing to rear aspect. Radiator. Original fireplace. Exposed floor boards. Beamed ceilings. Picture rails.

Kitchen / Breakfast Room

6.38m x 3.19m 20'11" x 10'6"

Fully fitted with matching pine fronted wall, base and drawer units. Larder cupboard. Mid level electric oven and grill. Free standing Aga (to be removed). Gas and electric hob with extractor over. Stainless steel sink and drainer with mixer tap. Tiled splash back. Dishwasher. Space for table and chairs. Two radiators. Leaded window to front with secondary double glazing. Door to:

Inner lobby

Timber door to garden. Doors to:

Utility room

3.56m x 2.02m 11'8" x 6'8"

Leaded window to rear aspect. Base units. Stainless steel sink and drainer. Space and plumbing for washing machine and tumble dryer.

Cloak room

1.18m x 1.20m 3'10" x 3'11"

Low level WC. Hand basin with vanity storage. Leaded window to side aspect. Sky light. Large cupboard housing wall hung Glow Worm boiler.

Stairs to first floor

Landing

Beautiful feature leaded multi colour window. Radiator. Beamed ceiling. Storage cupboards. Large walk in cupboard with water tank and shelving. Doors to:

Bedroom

4.38m x 3.33m 14'4" x 10'11"

Leaded windows with secondary double glazing to both front and side aspects. Original fireplace. Radiator. Built in small wardrobe. Picture rail. Door to:

En suite

1.78m x 1.50m 5'10" x 4'11"

Corner shower. Low level WC. (Sanplus pump) Hand basin. Radiator. Feature circular leaded window.

Bedroom

5.74m x 4.64m 18'10" x 15'3"

Beamed ceiling. Picture rail. Built in wardrobe. Original fire place with inset gas fire. Two radiators. Feature bay window with leaded windows and secondary double glazed overlooking the garden. Door to:

Large en suite

3.46m x 2.42m 11'4" x 7'11"

Large walk in shower. Free standing bath. Low level WC. (Saniflow) Hand basin.. Radiator. Beamed ceiling. Leaded window with secondary double glazing. Storage cupboard.

Bedroom

4.43m x 2.75m 14'6" x 9'0"

Leaded window with secondary double glazing. Radiator. Beamed ceiling. Fitted storage drawers , vanity area and built in sink. Picture rail.

Bedroom

4.20m x 3.35m 13'9" x 11'0"

Built in wardrobe. Leaded window with secondary double glazing to side aspect. Radiator. Beamed ceiling. Picture rail. Under eaves storage Door to:

En suite

2.07m x 1.03m 6'9" x 3'5"

Shower cubicle. Low level WC. Hand basin. Heated towel rail. Tiled walls. Leaded window to side aspect with secondary double glazing.

Bathroom

2.83m x 2.32m 9'3" x 7'7"

Bath with shower over. Low level WC. Hand basin with vanity storage. Leaded window with secondary glazing to front aspect. Beamed ceiling. Radiator.

Outside

Rear: Large extensive garden with a multitude of trees, plants and shrubs. Meandering paths lead you to hidden areas for relaxing and entertainment. Just so much to explore within this fabulous garden and a choice of patios and an Italian sunken garden. A hidden area for the green fingered gardener, with mature plant / vegetable beds. Green house with water and power. Timber shed. An amazing sanctuary for lazy or hard working days.

Front: A drive in and drive out frontage, with ample space for parking. Mature hedging and plants.

Double garage

9.20m x 4.60m 30'2" x 15'1"

Power and light. Consumer unit. Up and over door. Door to side aspect. Opening to :

Current planning for a 2 bedroom single storey with a garage. Please see council website.

Workshop

6.11m x 4.50m 20'1" x 14'9"

Power and light. Single glazed windows to both side aspects. Door to side aspect.

Additional information

Council tax band: "F"

EPC: C

Please note two of the en-suites have Saniflow systems.

Cypress Road, Newport







1ST FLOOR
937 sq.ft. (87.0 sq.m.) approx.



GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.

TOTAL FLOOR AREA : 2098 sq.ft. (194.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix G2026



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			
		72	76

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			
		67	70

W | Williams
SALES & LETTINGS

Williams Estate Agents
41 High Street
Wootton Bridge
Isle of Wight
PO33 4LU

01983 883333
sales@williamsisleofwight.co.uk
lettings@williamsisleofwight.co.uk
<https://www.williamsisleofwight.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurement, all services, tenure and all details relating to the property.