Grove House The Grove, Cowes, Isle of Wight, PO31 7QR

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McCarthy & BOOKER

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Guide Price

A contemporary home in Old Town Cowes, with glorious harbour views. Three bedrooms, three bath/shower rooms, open plan living with superb kitchen, garden and off road parking with electric car charger. All within minutes of the High Street, fantastic opportunity not to be missed!

A stunning three bedroom detached home

Located in a quiet secluded location in Old Town Cowes and in a contemporary design with an 'L' shaped balcony giving superb vistas across the harbour and beyond. Off street parking (with an electric car charging point), outside space and garden room are bonuses to this beautiful home which has been thoughtfully and stylishly developed and decorated inside and out.

Interior

First Floor:

A light airy entrance hallway with wide oak floorboards complete with underfloor heating flow throughout this floor. This modern home is presented in soft muted tones and along with discreet details, and some outstanding features, gives it a stylish finish such as all light switches and sockets are in brushed chrome, reflective tops on the bannister pillars, low level lighting on the stairway, high end kitchen appliances and bespoke carpentry.

Three oak bi-fold doors line up in the lobby giving access to storage cupboards and glimpses of the outdoor area can be seen from the tall window that falls away, highlighting the stairway and illuminating the space above and below. A cloakroom with its understated design including beach hut motifs, is off the hallway and a doorway leads to a fabulous open plan living and dining room. This outstanding area is perfect for entertaining and relaxing with ample space, well designed in a sophisticated but warm and welcoming style. The sitting area has double sliding patio doors opening onto an 'L' shaped balcony with its unfettered views across to the harbour through the glass and steel balustrade. Outside lighting and an outdoors wall mounted heater ensure you can enjoy the scenery all year round.

A contemporary remote controlled gas fire forms a divide between this and the luxurious kitchen and the dining area with it's 'Juliette' balcony beyond the sliding patio doors and 'plantation' blinds.

A wide bright kitchen has a horseshoe of base and walls units with a larger than average island, forming a breakfast bar at one end. The dual coloured gloss cupboards in champagne and pale grey compliment the wooden island, bespoke tall larder/wine rack and further storage spaces. A seamless white 'Corian' worktop skims across two edges of the kitchen and forms the two basins, giving a pristine finish to this extremely well appointed room. The many integral appliances include a Neff dishwasher, Professional +FX oven with 5 ring induction hob, SMEG combination microwave/oven, full height AEG wine fridge and SMEG American fridge freezer. A highly desirable kitchen for all cooking enthusiasts.

Ground Floor:
The lower hallway leads off to the three bedrooms, two with ensuites, a separate wet room and laundry cupboard with space and plumbing for a washer/dryer. The wet room is fully tiled with a feature wall and stylish flooring. Within this room are cupboards which also house the Vaillant boiler.
The two large double bedrooms are, as expected, subtly and beautifully decorated and both with ensuites. The bedroom at the fore of the property has a large tiled shower room and the rear has a generous ensuite bathroom with separate bath and large shower cubicle. All these 'wet' areas are immaculately presented in a contemporary finish and colours. In addition, the main bedroom has an amazing floor to ceiling walk-in wardrobe with, seemingly, endless cupboards, drawers and hanging room. The light streams into this bedroom through the single patio door and windows with their discreet 'plantation' blinds. The third bedroom is a single room with built in wardrobes along one wall. This too has a patio door opening into the garden and is sheltered by the balcony above.

Exterior

Along with a parking space next to the house, there is an electric car charging point and low level lighting. Glass and steel frames with wooden decking, all beautifully work together to give a contemporary finish to this entrance area and hint at the quality of work and contemporary style inside the building. A dark slate path leads to the modern charcoal grey door with its reflective viewing panels either side, allowing light in but with privacy ensured.

The rear garden is accessed either from the road above via a metal stairway or from two of the bedrooms downstairs, this wrap round garden is as thoughtfully designed as is inside the property. Secluded and screened by fencing and trellises, there are several designated areas, these are on a raised level and have a cream tiled flooring. From a laundry area and timber garden room at one end to, at the opposing end of the garden, there is a wide entertaining area suitable for seating and relaxing in this peaceful space. Beneath the car parking area is a great sheltered storage area that has shingle paths snaking off around the building itself. Outside lighting and power make this an all year, easy to maintain, useable space.

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 seafront.
'The Old Town' is set on, and around, the High Street where you can find 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.

Further Information

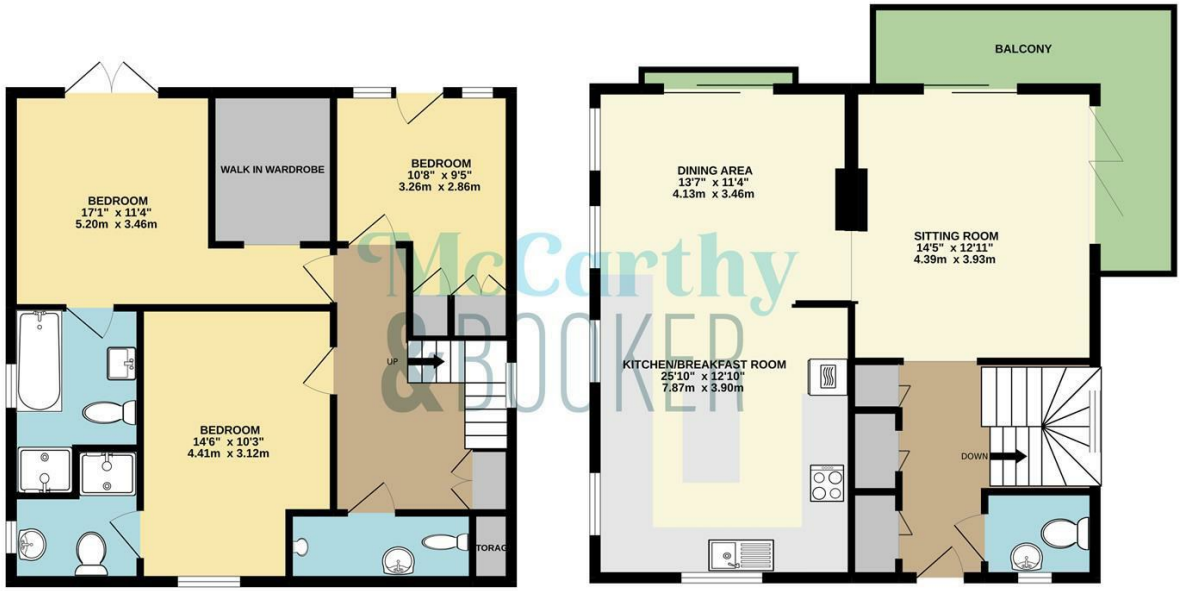
Tenure: Freehold
EPC: B
Council tax band: E
Double glazed throughout
Gas central heating via a Vaillant boiler
Electric car charging point
Underfloor heating throughout the first floor

GROUND FLOOR

683 sq.ft. (63.5 sq.m.) approx.

FIRST FLOOR

680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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.
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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.

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