32 Union Road, Cowes, Isle of Wight, PO31 7TP

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McCarthy & BOOKER

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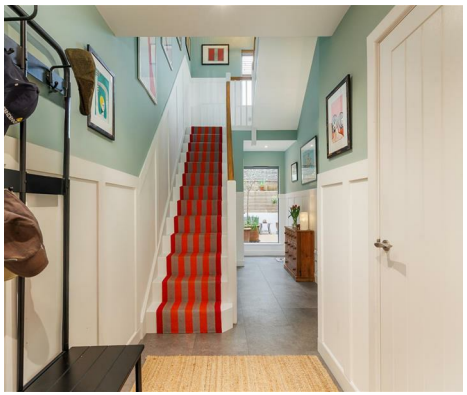
Guide Price

A secluded three storey home, tucked away in Old Town Cowes. This fabulous property is beautifully presented with four bedrooms and four bath/shower rooms with a large sitting room opening to a roof terrace. The spacious open plan kitchen/dining family area, great for socialising, opens into a private courtyard. This has to be seen to be believed!

A hidden and secluded four bedroom home

Located in the heart of Old Town Cowes, within a 3-4 minutes walk to the high street, the Red Jet and all the amenities Cowes has to offer. Sited behind the former Sun Hill Congregational Church, and prior to that, its Sunday School this home is set over three floors. It is beautifully presented and has much to offer with a large kitchen and dining area, four ensuite bath/shower rooms, study, spacious sitting room leading to a private roof terrace and two courtyard gardens. This unexpectedly capacious property, over 2000 sq ft including roof terrace and courtyards, has the benefit of off road parking for one vehicle.



Interior

Owned from new by the current owners this immaculate, stylish and understated home magically spreads out on all three floors, with spacious rooms and an excellent amount of storage space throughout the property. Beautifully decorated and presented with half panelling in the entrance hallway and many rooms, this lovely home has charm in abundance.

Ground Floor:
Entering into a wide and airy hallway that has a splendid modern staircase, there are two storage cupboards as well as a convenient cloakroom. Under the stairs there is further storage room and space for a tumble dryer.
The kitchen is very well appointed with an ample range of grey wall and base units, white 'metro' style tiles and a light speckled quartz worksurface flowing between. There are two integrated ovens, a five ring gas hob and wide extractor fan, along with space for a dishwasher, washing machine and large American fridge/freezer. This spacious room flows into a dining area, with built in shelving across one wall, and an array of folding doors that allows light to flood into this area and opening to the larger private internal courtyard.
Both the two double bedrooms are inviting and restful and have access to a smaller outside private courtyard. One has multiple built in wardrobes and storage cupboards and an ensuite bathroom with bath and overhead shower. The other has a double built in cupboard, an ensuite shower room as well as a sliding door to the outside area.

First Floor:
This floor has a generous sized sitting room with wide sliding glazed doors leading to a decked roof terrace, the ideal place to catch the morning sun. Off this room is a study, that overlooks the inner courtyard, and gives access to the spacious principal bedroom. This bright room which has a panoramic window and sliding doors to the terrace that ensures this room is flooded with light. There are built in double wardrobes, an ensuite shower room and it has a calm peaceful ambience in which you can relax.

Second Floor:
The bright double bedroom, which has plenty of built in wardrobe space, has lovely views out over Cowes towards the Solent. On this level is also a good sized bathroom complete with bath, separate walk in shower cubicle, basin with modern vanity unit and wc.

Exterior

An allocated private parking space is to the fore of this beautiful building with its gothic windows and impressive frontage, which has remained intact. Access is through a covered passageway, which has private storage for the property, and leads to a deep porch and entrance door.
There are two courtyards which are very private and undisturbed which are surrounded by tall red brick and low white walls with some venetian fencing, all giving character to these quiet outside spaces. Both have composite decking with the smaller accessed from the ground floor bedrooms and containing a garden store, and the larger area entered from the kitchen and dining area which makes it a very sociable entertaining area and catches the afternoon sun.

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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: B

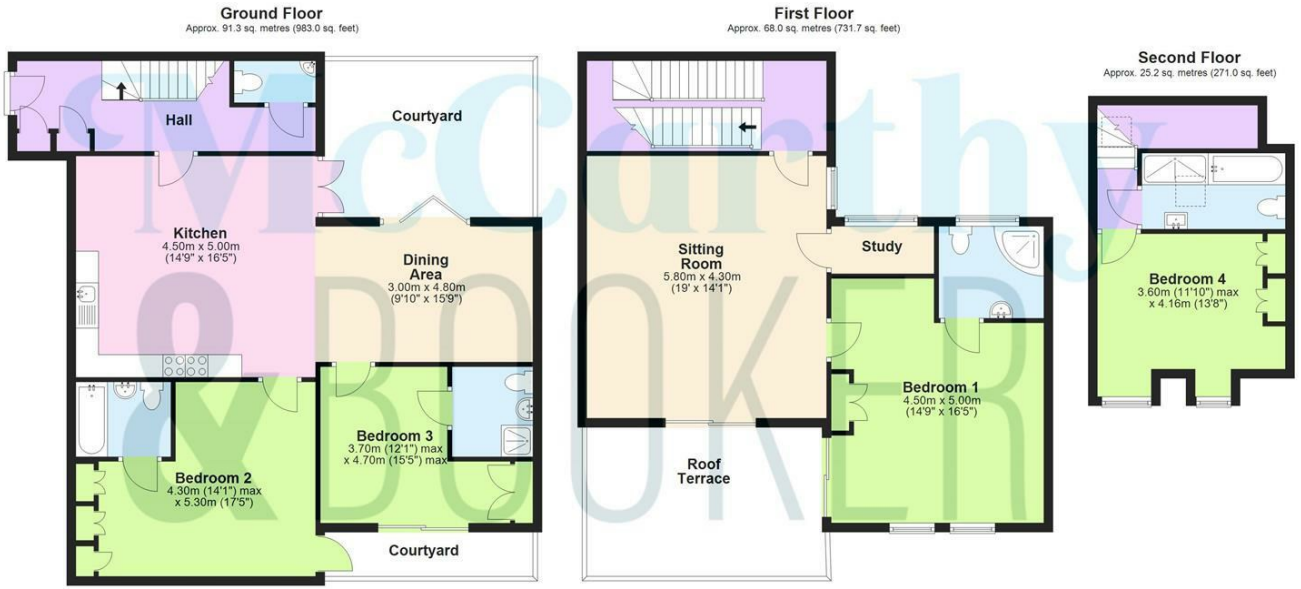
Viewing

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. 184.5 sq. metres (1985.8 sq. feet)

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