

SPENCE WILLARD



81 Park Road, Cowes, Isle of Wight

A charming detached Victorian family home providing spacious accommodation, with ample parking and a large rear garden, well located a short walk from the town centre

VIEWING:

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This substantial family home retaining period features has light well-proportioned principal rooms with accommodation over three storeys with sea views from the top floor. An impressive open-plan kitchen /dining room has bifold doors opening to a large covered terrace with an outdoor kitchen forming a superb entertaining space which opens to the garden. There are two good reception rooms to the front of the house and on the upper floors are five double bedrooms and three bath/ shower rooms. The wonderful rear garden has lawns, a variety of mature trees and shrubs and extends to an extensive paved terrace adjacent to a summer house. To the front of the property is a driveway and gravelled area with ample parking. There is UPVC double glazing throughout the property.

The property occupies a highly convenient location being around a 10 minute walk from the town's amenities and Red Jet. Nearby Northwood Park includes tennis courts and Northwood House which hosts various events throughout the year. Cowes is world-renowned for its sailing and yachting facilities and benefits from a good range of independent shops, restaurants and bars. The Red Jet ferry terminal provides regular high speed (25 mins) passenger ferry services to Southampton, (with onward rail links enabling London Waterloo to be reached in less than 2 hours).

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL Staircase with hardwood handrail to first floor with understairs cupboard. Timber flooring extending into the adjacent reception rooms.

SITTING ROOM A particularly light room with large south east facing bay window spanning across the front façade. Decorative crown moulding and architraves on the ceiling. Sealed fireplace on a flagstone hearth with shelving and cupboards to alcoves either side.



LIBRARY/SNUG Floor to ceiling built in book shelving with a decorative radiator. South east facing French doors onto front terrace.

KITCHEN/DINING ROOM A spacious open-plan space ideal for entertainment, fitted with kitchen units with Corian worksurfaces and inset sink. Overhead extractor fan. Slate tiled flooring. The dining area has built in glass front cupboards either side of a sealed fireplace and large bi-fold doors providing an outlook over rear terrace and garden.

SHOWER ROOM/UTILITY Airing cupboard and separate storage. Basin, shower and WC. Plumbing for washing machine and dryer.

FIRST FLOOR

BEDROOM 3 A double bedroom with large dual aspect windows and an outlook over the garden. Fireplace (sealed) with marble surround.

SHOWER ROOM 2 Tiled floor, ceramic basin, electric shower and heated towel rail.

BEDROOM 5 Outlook over garden. Built in wardrobe. Fireplace with marble surround.

BEDROOM 3 A bright south east facing room. Original tiled hearth.

SHOWER ROOM 3 Walk in shower, wash basin.



BEDROOM 2 An impressive room with a large south east facing bay window with views over Cowes. Sealed fireplace.

SECOND FLOOR

BEDROOM 1 A particularly light attic conversion with dormer windows and sea views.

BATHROOM ENSUITE A contemporary double ended bath, shower, basin and WC. Views over garden.

OUTSIDE

A gated driveway leads to an extensive gravelled parking area with a **SINGLE INTEGRAL GARAGE** with electrically operated roller shutter door, mezzanine storage and water tap.

A path to the eastern side of the property leads to the rear garden. An extensive slate paved and covered terrace extending the full width of the house includes an **OUTDOOR KITCHEN** with base cupboards with timber worksurfaces. Wood fired **PIZZA OVEN**.

Beyond are a series of lawns and an array trees and shrubs with a brick path leading towards an extensive sandstone paved terrace.

SUMMER HOUSE (5.98m x 4.14m) with electric, adjacent log store and garden shed.

EPC Rating D

TENURE Freehold

COUNCIL TAX Band E

POSTCODE PO31 7NE

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

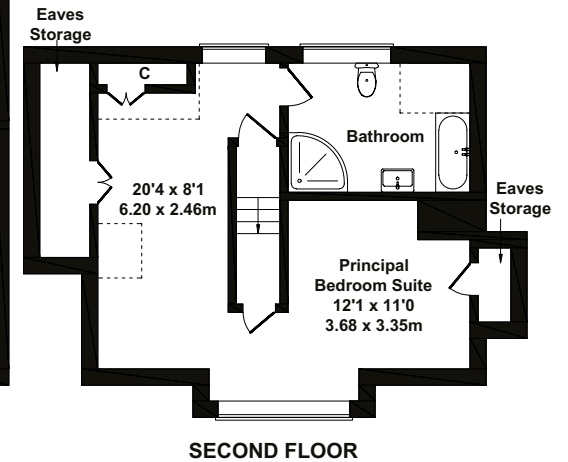
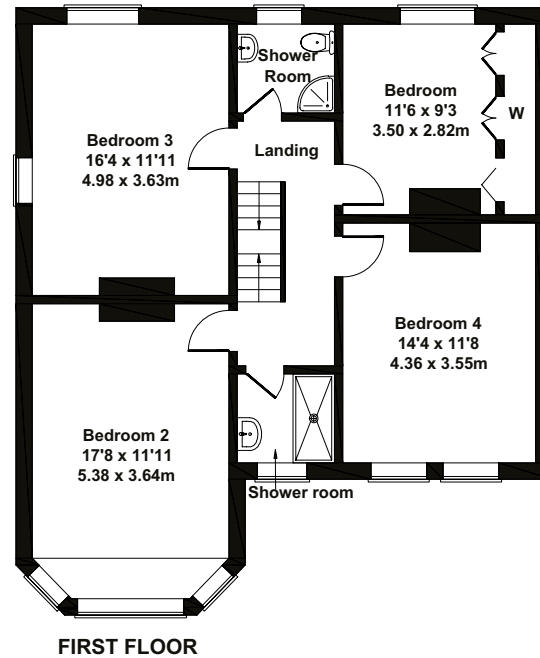
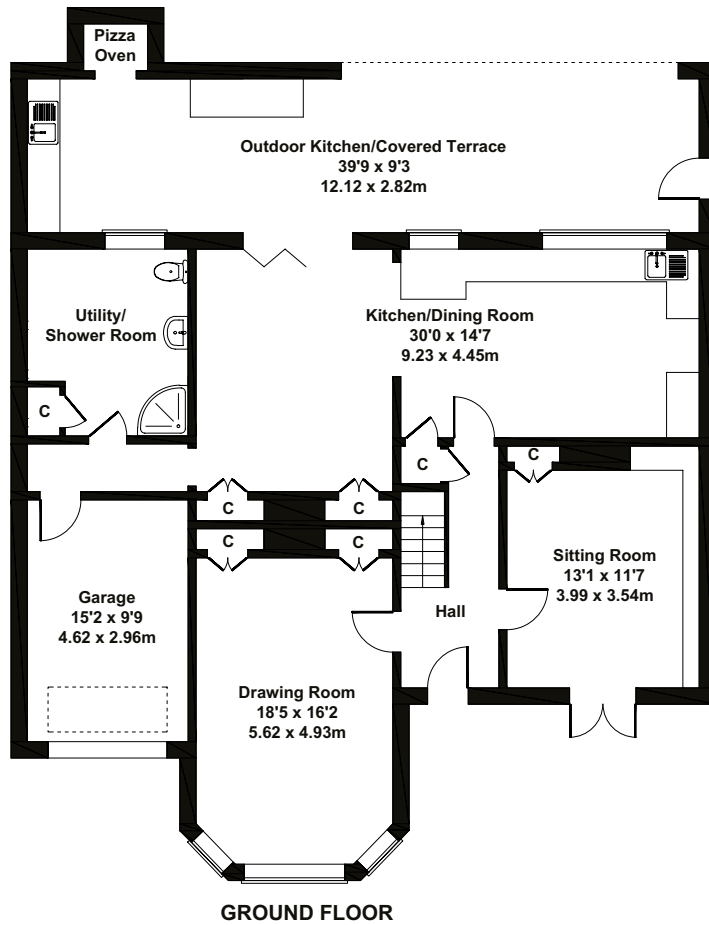




81 Park Road

Approximate Gross Internal Area
2982 sq ft - 277 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.
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