



**MARVINS**  
ESTATE AGENTS



**180 BARING ROAD, COWES, PO31 8EJ**

**ASKING PRICE £679,500**

This impressive family home has been skilfully extended and refurbished by the current owners and offers superb and versatile living space, coupled with a large driveway with parking for several vehicles, detached garage and beautifully landscaped rear gardens. The property is ideally situated within easy walking distance to both Gurnard and Cowes, beaches, local schools and amenities. Accommodation comprises a wonderful light airy entrance hall with a striking full height window with a front aspect. Off this is a useful utility room, shower room, double bedroom/reception room and an impressive kitchen/dining room and additional reception room, with opening onto the rear gardens. On the first floor are the master bedroom with separate dressing room and ensuite. Two further bedrooms and family bathroom.  
**VIEWING IS HIGHLY RECOMMENDED.**

**COWES OFFICE**

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## GROUND FLOOR

Double glazed entrance door into:

### HALLWAY

Light spacious entrance area with large double glazed feature picture window with front aspect. Washed grey wood effect flooring. Chrome inset ceiling spotlights. Two radiators. Understairs storage cupboard. Stairway to upper floor off. Large walk in cloaks cupboard. Doors to:

### UTILITY ROOM

7'11 x 5'5 (2.41m x 1.65m)

Fitted with a range of floor and wall cupboards with bevelled edge worktops over. Stainless steel sink with chrome mixer tap. Space and plumbing for washing machine. Chrome inset ceiling spotlights. Washed grey wood effect flooring.

### SHOWER ROOM

9'10 x 5' (3.00m x 1.52m)

Modern white suite comprising curved walk in shower cubicle with chrome rainshower plus separate attachment. Chrome heated towel rail, rectangular washbasin with cupboard storage under. Low level WC. Double glazed frosted window to front. Washed grey wood effect flooring.

### BEDROOM THREE

13'10 max x 11'2 (4.22m max x 3.40m)

Double glazed window to front with views over neighbouring farmland. Radiator. Washed grey wood effect flooring.

### KITCHEN/DINING ROOM

32'1 x 11'6 max (9.78m x 3.51m max)

This fabulous large open plan kitchen/dining room is accessed via double glass doors from the hallway and boasts two sets of double glazed bifold doors leading out to the terrace and gardens. The kitchen area is fitted with a range of modern floor and wall cupboards with marbled effect worktops over and large central island unit with further cupboard storage under. Sink with chrome mixer tap over. Integral induction hob with extractor fan over. Integral double oven and dishwasher. Space and plumbing for large American style fridge/freezer. Two radiators. Washed grey wood effect flooring. Spacious dining area with square opening leading into:

### LIVING ROOM

17'3 x 9'10 (5.26m x 3.00m)

Double glazed windows to the side and rear. Modern feature fireplace fitted with electric fire. Radiator.

## FIRST FLOOR

### LANDING

Spacious area with loft access. Radiator. Doors off to:

### MASTER BEDROOM

15'6 x 12'5 (4.72m x 3.78m)

Double glazed windows to front with far reaching views over neighbouring farmland. Undereaves storage cupboards. Radiator. Square opening leading to:

### DRESSING ROOM

8'8 x 3'7 plus fitted wardrobes (2.64m x 1.09m plus fitted wardrobes)

Floor to ceiling built in wardrobes with sliding doors. Inset chrome ceiling spotlights. Door to:

### ENSUITE SHOWER ROOM

8'7 x 5'3 (2.62m x 1.60m)

Double glazed window to side. Modern white suite comprising walk in double shower enclosure with marbled effect black splashbacks and chrome rainshower with further separate attachment. Glass shower screen. Rectangular washbasin with storage drawers under. Low level WC. Chrome heated towel rail. Slate flooring.

### BEDROOM TWO

14'8 x 8'10 (4.47m x 2.69m)

Double glazed windows to side and rear. Radiator.

### BEDROOM FOUR

8'11 x 7'8 (2.72m x 2.34m)

Double glazed window to front with views over neighbouring farmland. Undereaves storage cupboard. Radiator.

### FAMILY BATHROOM

7'4 x 8'1 (2.24m x 2.46m)

Frosted double glazed window. White suite comprising panelled bath with chrome mixer taps and separate shower attachment over. Low level WC. Rectangular washbasin with storage drawers under. Heated towel rail. Tiled flooring.

### OUTSIDE

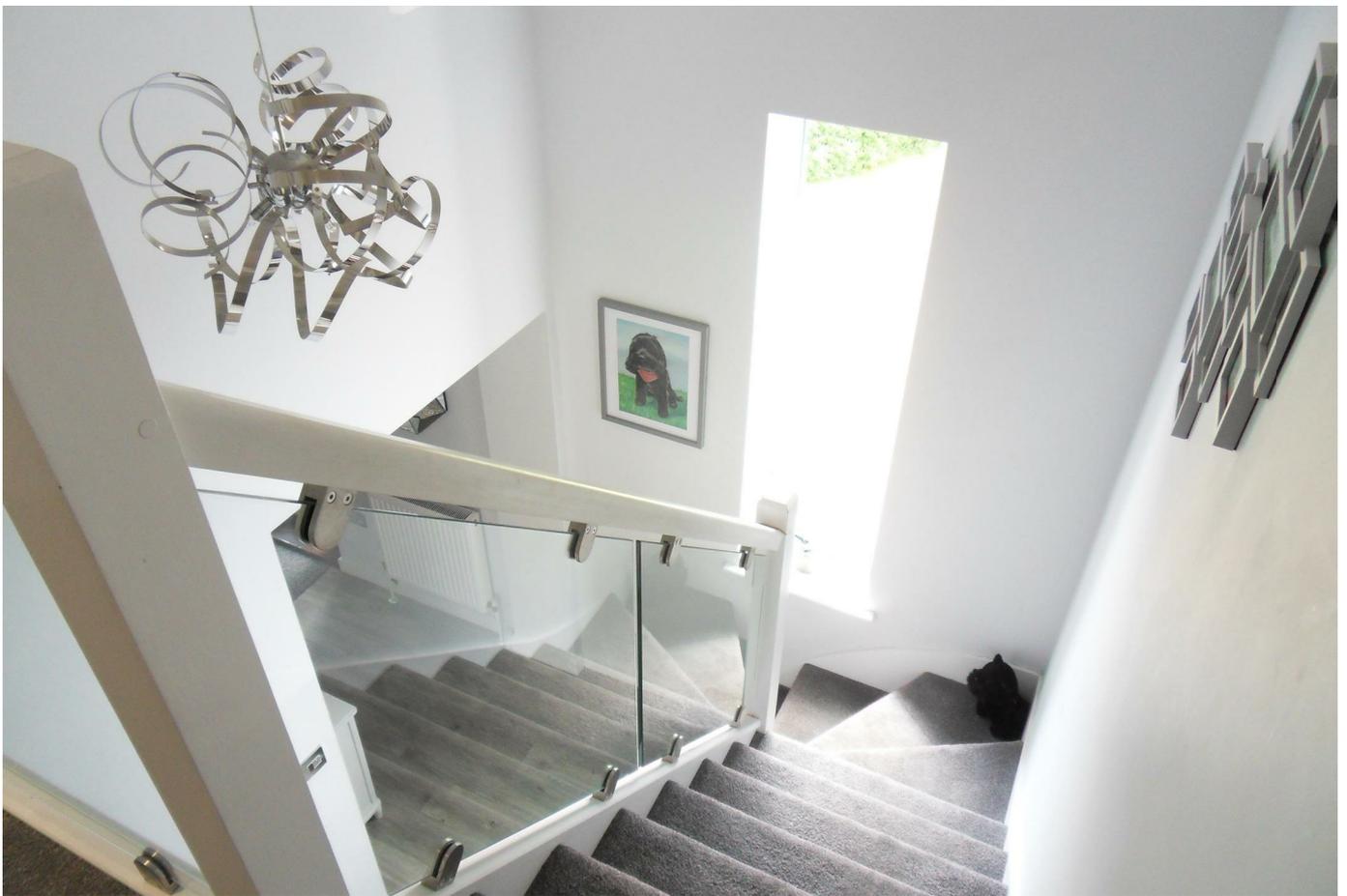
To the front of the property is a large turnaround area and space to park several vehicles, flanked by lawned areas and mature shrubs. A seating area is ideally situated to the side of the main entrance, enabling the owners to take in the amazing sunsets over Gurnard. In addition there is a detached garage with up and over door and power. Side access to rear gardens, with a paved terrace which is accessed via bifold doors from the kitchen/dining room. Large lawned area with flower beds and mature shrubs and plants. Decked area with pergola over, housing a hot tub.

### TENURE

THIS IS A FREEHOLD PROPERTY  
COUNCIL TAX BAND E

Total floor area 170 square metres









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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	85
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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