

SPENCE WILLARD



The Pond House, 2 Green Lane, Medham, Cowes, Isle of Wight

A light and spacious home designed in an attractive Georgian style occupying an attractive position overlooking the village green and its two ponds

VIEWING:

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The house has a pleasing symmetrical appearance, complemented by traditional-style sash windows which add considerable character and elegance to the façade. As the former show home for the development, The Pond House benefits from a superior specification, as well as being located in a prime position, set opposite the village green and its two ponds.

Internally, the property provides particularly well-proportioned rooms, including a spacious entrance hall, an impressive galleried landing and a triple-aspect sitting room and an unusually spacious main bedroom suite. The property is presented in excellent order and has been thoughtfully arranged, with well-balanced accommodation extending to four bedrooms, three reception areas and a conservatory added by the current owners. Outside, there is an attractive private rear garden with an extensive stone paved terrace, off-road parking and a detached double garage.

The property, although located only around 5 minutes' drive from Cowes, is situated in a quiet position with access to walks in the surrounding countryside and along the River Medina where there is also a cycle path between Cowes and Newport. Medham is located less than 10 minutes from the Island's main shopping and administrative centre of Newport. The Red Jet hi-speed service, which is located in Cowes, provides a regular foot passenger service to Southampton taking about 22 minutes.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL A spacious and welcoming entrance hall with staircase rising to the galleried first-floor landing, useful understairs cupboard with coat hooks and doors to the principal reception rooms.

SITTING ROOM A spacious triple-aspect reception room with an attractive outlook from all windows. French doors open onto the terrace and rear garden. The room features an open fireplace with attractive surround currently fitted with an electric fire.



DINING ROOM A delightful dual-aspect room with an attractive outlook towards the ponds, approached through a pair of glazed doors from the entrance hall.

KITCHEN/BREAKFAST ROOM Fitted with a good range of base and wall-mounted cupboards incorporating worksurfaces a sink unit, with space for a range-style cooker with extractor over, dishwasher and fridge. A breakfast bar provides a useful informal dining area, adjacent to the French doors opening towards the conservatory and garden.

UTILITY ROOM A useful practical room with fitted cupboards, work surface and sink, together with space and plumbing for washing machine and tumble dryer. Wall-mounted gas-fired boiler and part-glazed door providing access to the garden.

CONSERVATORY A more recent addition to the house, of UPVC-framed construction with double-glazed units, providing a pleasant additional sitting area overlooking the rear garden. Two sets of French doors open onto the adjoining terrace.

CLOAKROOM WC and wash basin.

STUDY/SNUG A versatile room, presently used as a study/snug, with an outlook through the conservatory to the rear garden.

FIRST FLOOR

GALLERIED LANDING A particularly attractive landing overlooking the village green and ponds. Airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM 1 A particularly spacious double bedroom with a lovely outlook towards the surrounding countryside and built-in wardrobes.

EN-SUITE SHOWER ROOM Fully tiled and fitted with a large shower, wash basin with a series of cupboards beneath and WC.

BEDROOM 2 A dual-aspect double bedroom with an attractive outlook over the village green towards the ponds and built-in wardrobe cupboards.

BATHROOM Fitted with bath with tiled surround and shower over, WC, wash basin, built-in cupboards and heated towel rail.

BEDROOM 3 A further double bedroom with built-in cupboards and an outlook over the rear garden.

BEDROOM 4 A good-sized bedroom with an outlook to the front.

OUTSIDE

The property enjoys an attractive frontage overlooking the village green, with its two ponds and mature trees providing a particularly pleasant setting. The private front garden is laid principally to lawn and separated from the green by a low fence. A paved pathway leads through the garden to the pillared entrance and front door, creating an attractive approach to the house.

The enclosed rear garden is thoughtfully landscaped and includes an extensive natural stone terrace, providing an excellent area for outdoor dining and seating. Steps lead down to a lawned garden, with a paved and brick-edged pathway meandering towards the bottom of the garden.

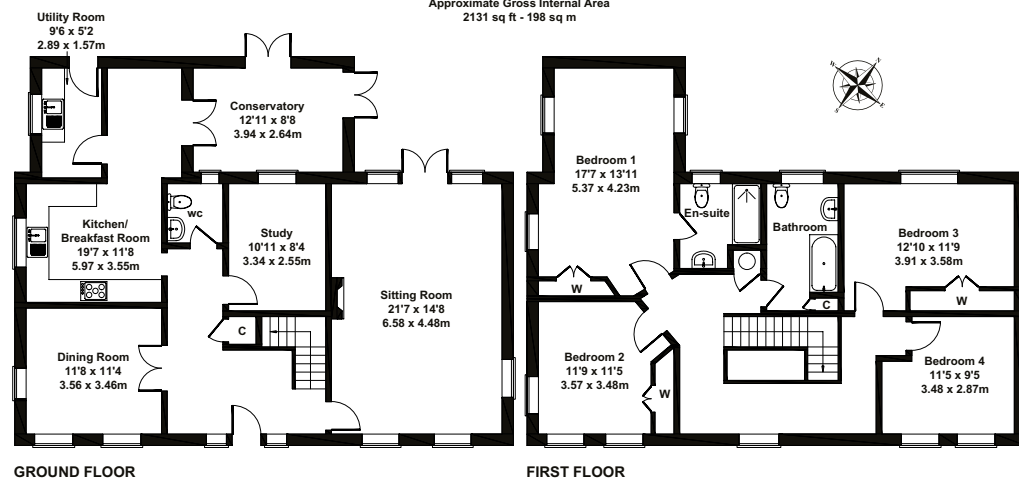
At the far end is a delightful seating area beneath mature planting, including walnut and fig trees. Brick-edged borders provide areas of established planting whilst remaining relatively easy to maintain. Timber garden store.





The Pond House

Approximate Gross Internal Area
2131 sq ft - 198 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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DOUBLE GARAGE & PARKING A detached double garage, constructed in matching brick, is situated to the rear of the property and approached via a private driveway, providing additional off-road parking. There is pedestrian access from the garage into the rear garden, with convenient access towards the utility room and terrace.

SERVICES Mains water, electric, drainage and gas. Gas fired central heating.

TENURE Freehold. There is an annual charge for maintenance of communal areas (£484 for the current year).

EPC Rating E

COUNCIL TAX Band G

POSTCODE PO31 8QG

VIEWINGS Strictly by prior arrangement with the sole selling agents, Spence Willard.

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