



194 Park Road, Cowes, Isle of Wight, PO31 7NE

Guide Price £315,000



ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER

A delightful period cottage with tons of character and comes immaculately presented. Set over three storeys, this two bedroom home has two reception rooms - with one that could become a third bedroom, two bath/shower rooms, a beautiful garden and summer house. Simply must be viewed!

An immaculate and deceptively spacious home

This gorgeous Victorian mid-entrance cottage is beautifully renovated and combines charming period features with stylish, contemporary living. Situated in a desirable location a short walk to the High Street and Redjet, the property boasts a stunning two-storey extension, versatile living spaces, and a truly private landscaped garden.

Interior

Beyond its attractive Victorian façade, the property is set over three levels and immediately opens into a welcoming and cosy sitting room complete with a bay window and gas log burner, creating an inviting and cosy space. A second reception room offers exceptional flexibility, currently serving as both a home office and a third bedroom.

Ground Floor:

From the inner hallway, stairs lead to the first floor, while a side door opens to the rear garden. The two-storey extension at the rear brings in light and modern, with fresh white decor and featuring a charming box bay window with seating and storage to the left and a further window to the right. The sleek high-gloss kitchen is fitted with integral appliances including oven, dishwasher, and fridge freezer, all set beneath a grey sparkle granite countertop. Full-height French doors with a 'Juliet' balcony frame picturesque views over the garden.

Lower Level:

A staircase descends to the lower ground level from the kitchen, where you'll find a practical utility area with space for a washing machine, a basin, and the combi boiler, as well as useful under-house storage. Beyond lies a smart, fully tiled wet room with shower and WC, plus access to the decked terrace.

First Floor:

Upstairs, the first-floor landing features attractive stripped floorboards leading to two generous double bedrooms—one to the front, the other to the rear. The recently fitted family bathroom is a particular highlight, boasting a shower over bath, WC, wash basin, and an entire wall of integrated cupboards providing excellent storage and beautiful tiling.

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Exterior

The front garden has a smart brick wall with wrought iron gate, opening to a curved path leading up to the front door. The front area has easy to maintain pebbles and space for bins.

The delightful enclosed rear garden has a super deck area with flower beds filled to the brim and plenty of space for outside furniture such as table and chairs and sun loungers. There are steps down to the lawn with a variety of trees, and panelled fencing to all three sides. There is a pretty summerhouse and hidden garden store at the top of the garden.

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

Council tax band: B

EPC: D

Gas central heating

Mains gas, electric, water and sewerage

Broadband max predicted: Download 900 mbps Upload 900 mbps



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.

**McCarthy
&BOOKER**

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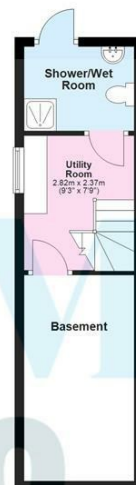
| hello@mccarthyandbooker.co.uk

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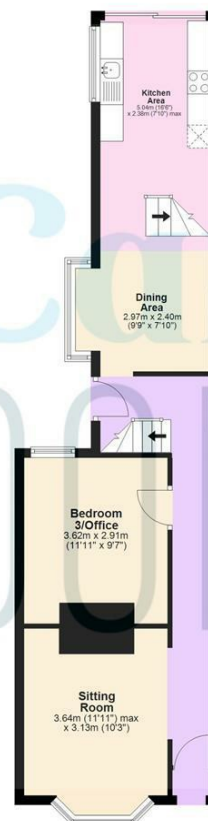


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Lower Ground Floor
Approx. 22.4 sq. metres (240.7 sq. feet)



Ground Floor
Approx. 52.6 sq. metres (566.1 sq. feet)



First Floor
Approx. 40.1 sq. metres (432.0 sq. feet)



Total area: approx. 115.1 sq. metres (1238.8 sq. feet)
SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, stairs, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, sale or other iconography may not reflect the actual design present and are for indicative purposes only. Plan produced by Silver Arch Group www.silverarchgroup.co.uk
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