

McCarthy  
& BOOKER



Cliffden, 26 Battery Road, Cowes, PO31 8DP

**Guide Price £1,400,000**





A superbly designed contemporary home in an exceptional coastal setting. Early viewing is strongly recommended to fully appreciate the scale, quality and outstanding outlook on offer.

Flexible accommodation comprising 5 bedrooms, 4 bath/shower rooms, separate sitting room and generous sized kitchen dining room opening onto a full width balcony. Exceptional views from the ground and first floors, along with a garage and off road parking for 5 vehicles. Fabulous opportunity and must be viewed!!!

## [A spacious contemporary detached home](#)

Located in a quiet no-through road with stunning views out over the Solent, this modern stylish home covers over 3000 sq ft including outbuildings.

This versatile home incorporates 5 bedrooms, one which could be an office or separate reception room, a large sitting room, substantial kitchen with dining area and a utility room. All the generously sized bedrooms on the first floor have ensembles as well as there being a 'Jack and Jill' shower room on the ground floor. The outside space has been as thoughtfully designed as inside, with a full width decked area making the most of the fantastic sea views, an additional lower level patio with summer house, an outside bar and seating area. Along with off road parking for multiple vehicles and a spacious garage with a workshop within, there is void beneath the property giving additional storage space, a Zappi EV car charger and solar pv panels taking advantage of the sunny position.

Cliffden, 26 Battery Road, Cowes, PO31 8DP  
**Guide Price £1,400,000**





## Interior

Built by the present owner, this house has been beautifully designed and built with many fabulous features and has been carefully considered to offer both flexibility and flow. The windows and doors are finished with Corian and there are reflective blinds on the windows reducing heat and glare into the house, LVT flooring is throughout the ground floor and first floor bathrooms and there are wide double or sliding doors throughout, giving easy access. All rooms are light and airy with high ceilings on the first floor, and upmarket finishes and fittings have been used throughout reinforcing the quality and attention to detail put into this coastal home, both inside and out.

### Ground Floor:

Stepping into a spacious hallway, with the open tread oak staircase curling up to the first floor, there are versatile rooms with a bedroom having a 'Jack and Jill' shower room, and either a separate sitting room adjacent - ideal for an older relative - or for use as an office or further bedroom.

Double doors lead to the very well appointed and presented kitchen dining room with its amazing views out to the garden and further to the sea. There is white Corian worksurface, with contrasting grey along the breakfast bar, flowing around the kitchen area with multiple wall and base units. Within there is a double AEG oven, microwave, dishwasher and four zone induction hob, along with a double 'American' style fridge freezer. Off the kitchen is a utility room with space and plumbing for a washing machine and tumble dryer, sink, further storage cupboard and access to the boot room that runs the length of the house giving practical entrance to both the front and rear gardens.

The final room on this floor is the sitting room which enjoys views out to the garden and with its sliding doors easily flows into the kitchen making this an entertaining and sociable space to be enjoyed.

### First Floor:

Three generously sized double bedrooms all have their own bath/shower rooms and are arranged off a bright and spacious landing, with remote controlled Velux windows, and high ceilings enhance the already generous proportions. The hallway itself has a double cupboard housing the hot water cylinder, Eddi hot water diverter and the Vaillant boiler plus additional storage.

The double bedroom at the fore of the property has a large deep wardrobe/storage cupboard and an ensuite walk in shower,wc and basin.

The rear two double bedrooms also have ensembles, one with an ensuite shower room and the principal bedroom having an elegant bathroom with not only a bath but a separate large tiled walk in cubicle.

Both of these bedrooms have direct access to the full width balcony that has a sheltered apex roof and convenient additional storage space under the eaves that runs to the front of the property. Mimicking the same balcony below, it has composite decking with glass panels and steel handrails. Offering a magnificent vantage point from which to enjoy the ever-changing coastal outlook from either the balcony or your bed.



## 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.

