

McCarthy  
& BOOKER



3 The Dottens, Cowes, Isle of Wight, PO31 8EY

**Guide Price £685,000**



\*\*\*ANOTHER PROPERTY UNDER OFFER FROM THE TEAM AT MCCARTHY & BOOKER\*\*\*

This exceptional modern home, built in 2020 and extended in 2023, combines contemporary living with countryside charm on the outskirts of Cowes. Featuring 3 bedrooms, 2 bathrooms, 2 reception rooms, and beautifully light-filled interiors, it offers stylish finishes and serene rural outlooks.

#### This very well presented modern home

Positioned in a peaceful semi-rural setting on the outskirts of Cowes, this exceptional modern residence offers contemporary living with countryside charm. Completed in 2020 and enhanced with a stylish dining room extension in 2023, the property showcases beautifully light-filled interiors with plantation shutters to most windows and a high-end finish at every turn. Set within a generous plot, the home has been carefully designed to follow the sun from dawn to dusk, making the most of its proximity to countryside aspects and lovely outlooks.

#### Interior

The ground floor flows seamlessly with Amtico flooring throughout, creating a sophisticated yet practical backdrop. The accommodation includes a bright and inviting triple-aspect sitting room, with French doors opening to the garden and a gas fire -with remote control- to create an instant cosy feel in cooler months. The kitchen/breakfast room forms the heart of the home, fitted with modern 'Cashmere' cabinetry, a moveable central island, and integral appliances that include double 'drawer' style fridge, Bosch fan assisted electric oven and warming drawer, 4 burner gas hob and dishwasher - perfect for family life and entertaining. The elegant dining room, connected to the kitchen was added in 2023 and is dual aspect to both front and rear gardens. A understairs cupboard has used as a utility with space for a washing machine.

On climbing the elegant solid oak staircase to the first floor, the home offers three double bedrooms, - two with built in wardrobes, and the generous principal suite has a stylish ensuite with huge walk in shower. Two further bedrooms are served by a spacious family bathroom of excellent quality. Every room benefits from an abundance of natural light, most enhanced by plantation shutters for a modern finish.

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## Exterior

The house sits centrally within its attractive plot, with a smart block paved driveway providing ample parking. To the front, the garden is neatly landscaped, while to the rear, a full-width composite deck with storage underneath, and also a pergola, provides several spots for alfresco dining and entertaining. The lawned gardens wrap around the property, offering privacy, established planting, including productive fruit trees, allowing enjoyment of the sun throughout the day, with gated side access.

A beautifully crafted French oak bespoke car port and bicycle store complements the home, while a fully insulated garden room offers multiple uses - from overflow bedroom, home office, or gym, to a summer house, studio, or hobby room. This versatile outbuilding, complete with terrace, enhances the property's lifestyle offering considerably. There is also a garden store for the green fingered or more handy storage space.

## 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

EPC: B

Council tax band: E

Double glazed throughout

Mains gas, electricity, water and sewerage

Broadband max predicted: Download 1800 mbps Upload 900 mbps

Management Company costs for communal areas currently £500 per annum



## 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.

