

McCarthy  
&BOOKER



Noss Mayo, 66a Baring Road, Cowes, Isle of Wight, PO31 8DW

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A detached chalet bungalow in a desirable location with four bedrooms and two bathrooms.

There are great Solent views, off road parking and a garage.

#### A detached four bedroomeed home with sea views

Located along a sought-after residential road in Cowes, this chalet bungalow reveals deceptively generous accommodation and includes two bath/shower rooms, one being ensuite facilities, and a large sitting room and conservatory. Enjoying a north-facing aspect towards the water and a wonderfully sunny south-facing garden backing onto the popular local golf course. There is off road parking as well as the property being a convenient short walk to Cowes High Street.

#### Interior

##### Ground Floor:

On entering, the hallway has original parquet flooring that flows through to the kitchen as well as there being a stained glass window between the living room and hallway. The spacious sitting room is positioned to overlook the beautifully kept rear garden with sliding doors that open out to a wide patio area and they allow the daylight to flood into this room.

Adjacent to the sitting room sits a well-equipped kitchen with a range of wall and base units that include an integrated four ring gas hob, oven and space for a dishwasher with room for a breakfast table.

The ground floor also provides two double bedrooms, the smaller fitted with a shower cubicle, wc and double sliding wardrobes with the larger having a basin within the room and enjoying views out to the rear garden.

The family bathroom provides a 'jacuzzi' bath with an overhead shower and further storage space.

A sizeable rear lobby leads directly into the conservatory that looks out to the pretty rear garden and offers space for both comfortable seating and a superb setting to eat or entertain. Beneath the staircase, that rises up to the upper floor, there is an excellent area for a home office.

##### First Floor:

Two additional bedrooms and a contemporary shower room can be found on the first floor.

The larger of these bedrooms boasts far-reaching views across the Solent towards Southampton and offers excellent potential for an ensuite, subject to any necessary permissions, and is currently utilised as an additional sitting room. The second double bedroom has a triple built in wardrobe with sliding doors. The convenient shower room is partly tiled and has a walk in cubicle, basin and wc.



#### Exterior

Spread across the fore of this chalet bungalow is off road parking for two/three vehicles and soft planting around the borders with mature shrubs and bushes, along with an impressive oak tree on the lawned area.

The car port, on the left of the property, has a garage beyond which is next to the access gate to the rear garden.

The well maintained south-facing rear garden provides a charming retreat. With a large lawned area, it also features a paved patio area and well-stocked borders, a wisteria-draped pergola is above an additional seating area and a pathway leads to a discreet gate offering informal golf-course access.

#### 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: C

Council tax band: F

Mains water, gas, electricity and sewerage

Broadband max predicted: Download 1800 mbps Upload 900 mbps

Double glazed throughout

Gas central heating via a Baxi boiler



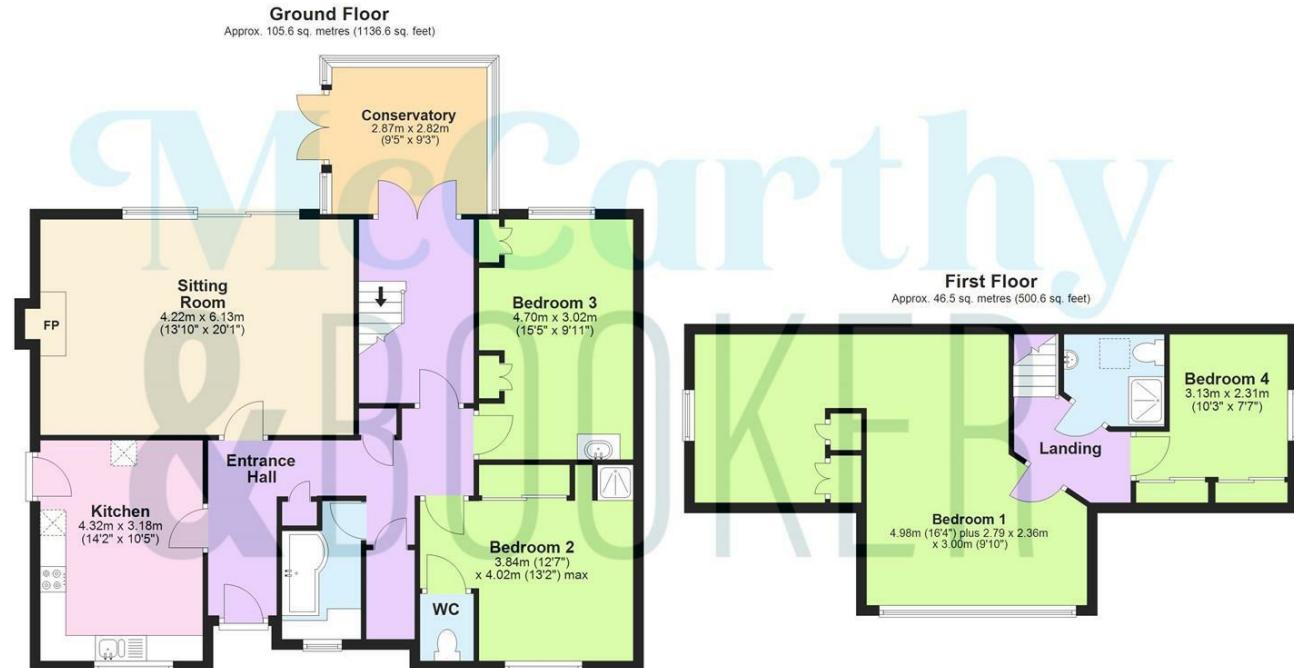
## Viewing

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.



Total area: approx. 152.1 sq. metres (1637.1 sq. feet)

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**66a Baring Road, Cowes**