

McCarthy
& BOOKER



10 Battery Road, Cowes, Isle of Wight, PO31 8DP



A wonderful opportunity to own a detached bungalow WITH self contained annexe, gardens, and garage within a private lane. The annexe has one bedroom, shower room, kitchenette/diner and sitting room. The main house has three double bedrooms, two reception rooms, two bathrooms and garage. The rear garden includes a large summer house and there is off road parking within the carriage driveway. A huge bonus is this property is CHAIN FREE!

A spacious bungalow with SELF CONTAINED ANNEXE

Located on a private lane which, at the furthest end, has a footpath running down to the beach, this versatile home includes a one bedroom annexe along with a substantial summer house that could double as a home office or gym. There are three spacious double bedrooms within the main house, one ensuite, a further family bathroom, a separate sitting room and a large family/dining room with two sets of patio doors onto the garden. There is a carriage driveway, garage and off road parking and a huge bonus of being CHAIN FREE.

Interior

A wonderful opportunity to make this deceptively spacious home into your dream home.

Once through the secure porchway there is a bright hallway that has access to the partially boarded loft via a drop down ladder. The three double bedrooms are all large and airy with deep window sills and one has a fully tiled ensuite bathroom with bath and overhead shower. The family bathroom is fully tiled and also has a bath with overhead shower, basin and wc.

A separate sitting room is accessed via double doors from the hallway but also opens into the family/dining room, this area has an electric fire set in an ornate fire surround. The large rear family/dining room has two sets of double patio doors opening onto a decked area, and they give full vision to the pretty rear garden. Off this sociable space is a utility room which houses the boiler, a sink, space/plumbing for a washing machine and tumble drier as well as having plenty of storage space.

The U shaped kitchen has light wall and base units with an integrated four ring electric hob, oven, low level fridge and dishwasher.



Exterior

At the front is a shingle carriage driveway and mature bushes on all boundaries. At one side of this smart looking property is the entrance to the annexe and on the opposite side is a traditional garage with two doors opening to give access, along with a separate entrance door. The large, and long, garage benefits from a brand new (fitted June 2025) rubberised roof with a 10 year guarantee.

The composite front door to the main house is centrally positioned with side lights either side.

The rear garden has both a small garden shed, ideal for garden tools, and a versatile summer house, with power and light, which could be used as an office/gym or overflow accommodation. It has its own decked area and is a lovely spot to relax and enjoy the peacefulness of this private and secluded outside space. Within the garden is a large lawn and many mature plants which include palms, roses and a pear tree.

Adjacent to the house is a raised decked area which flows across the rear of the property and has space for al-fresco dining or simply unwinding.

Annexe

A self contained one bedroom annexe with its own glazed entrance door is found beyond a secure courtyard, a great area for storing outside items such as bikes. There is a kitchenette with an electric two ring hot plate and mini oven, sink, wall and base units that have a space for a low level fridge. This airy space has a dining area and leads through to a bright sitting room with a feature fireplace. Off this light room is the fully tiled shower room with sink, wc and walk in shower cubicle.

Further on from the sitting room a door leads through to the large double bedroom that has glazed french doors opening to a private garden that has a paved patio, mature climbing plants and high fencing that gives privacy from the main residence. A perfect spot to enjoy morning coffee in private.

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: D



EPC: E

Double glazed throughout

Mains gas, water, electricity and sewerage

Broadband max predicted: Download 1800 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.

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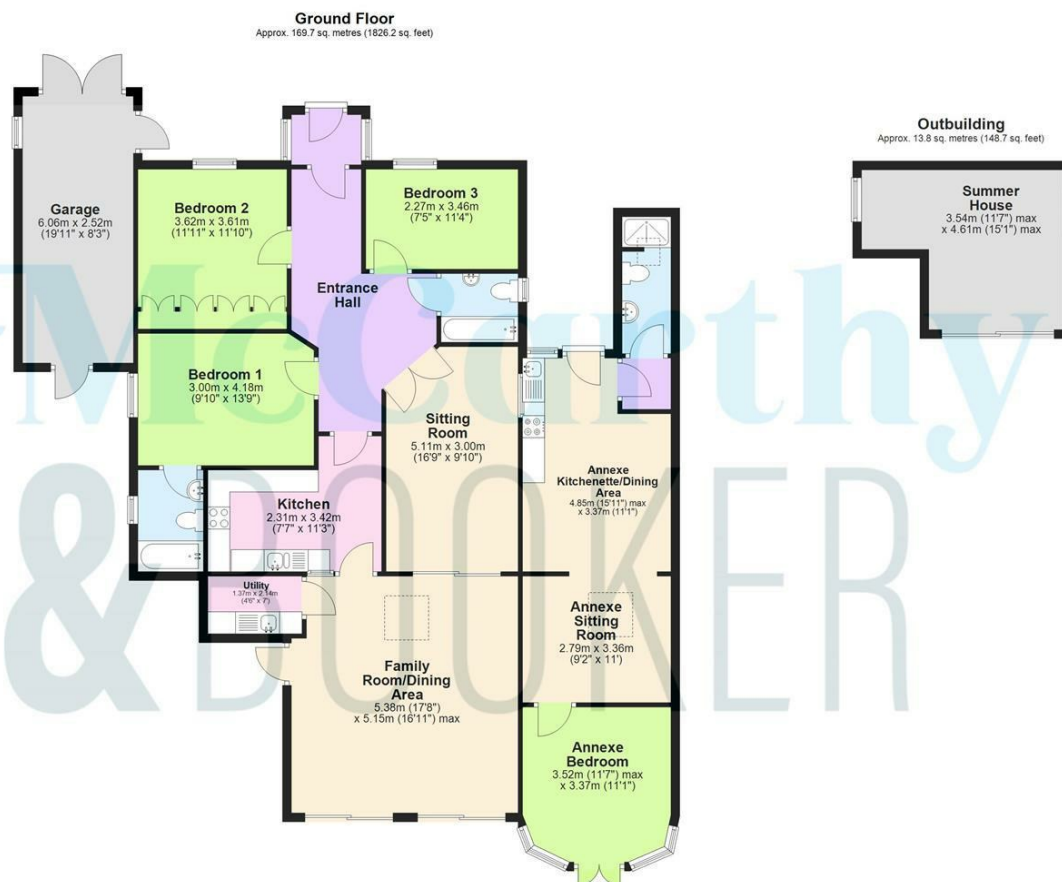
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Total area: approx. 183.5 sq. metres (1974.9 sq. feet)

SKETCH FOR ILLUSTRATIVE PURPOSES ONLY. All measurements, walls, doors, windows, suites, fittings and appliances, sizes and locations are approximate only. They cannot be considered as being a representation by the seller or agent. Some appliances, suite 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. Plan produced using PlanUp.

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