



140 Mill Hill Road, Cowes
£350,000



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This handsome family home is positioned in a corner plot, allowing it to benefit from the natural light which streams through the large double glazed windows. The current owners have modernised the home without taking away its beautiful character, retaining the period fireplaces; doors and door furniture as well as the honey toned wooden floorboards. There are two comfortable reception rooms; a stylish kitchen/breakfast room with the bonus of a walk-in larder, fitted with cream fronted units and chunky woodgrain worksurfaces. A very handy cloakroom completes the ground floor accommodation. Upstairs, the home has two elegantly styled double bedrooms, one of which has paddle steps off leading to an attic room - creating a great teenage den/play area; a third generous single bedroom with a large rear window framing the views over Cowes to East Cowes, and a chic family bathroom with a ball and claw foot bath. The pretty garden is laid to a smart patio with lawn beyond, enclosed by fencing. The rear gated access leads to the parking area at the rear, which provides a good space for one car. This really is a very appealing home, in a convenient location with good access to the local school and bus routes, all warmed by modern as central heating. Freehold. Council Tax Band - C. EPC - D-66

UPVC double glazed front entrance door into:

Entrance Hallway:

In a soft cream colour scheme with honey toned stripped wooden flooring which flows through the home. Stairs to first floor with cupboard under housing the gas fired boiler. Ornate, decorative archway; picture rail and painted panelled doors with bakerlite handles to:

Sitting Room:

14'4" max x 11'3" (4.37m max x 3.44m)

Set to the front of the home in a pretty green colour palette with picture rail and beautiful feature fireplace as a focal point. Bay window to front.

Dining Room:

12'0" max x 11'3" (3.67m max x 3.45m)

In a soft sand colour with a focal handsome feature

fireplace with glossy black tiled hearth. Built in cupboards and shelving to each chimney recess; picture rail and fabulous art deco ceiling rose. Large window to side.

Kitchen/Breakfast Room:

17'4" max x 10'3" max (5.30m max x 3.13m max)

Beautifully fitted with clotted cream fronted units with long chrome bar handles, topped by limed oak style worksurfaces. Integrated oven; hob and extractor hood and spaces for washing machine; dishwasher and fridge/freezer. Willow green decor with a bold featured papered accent to the chimney breast which showcases the feature fireplace with its burnt red tiled inserts and hearth. Ceramic sink set below the side window; UPVC double glazed external door to side and half stable door to a very handy pantry. Further door to:





Cloakroom:

6'5" max x 2'7" max (1.97m max x 0.79m max)

A very handy facility with opaque rear window and fitted with sleek white suite of WC and vanity wash hand basin.

Painted wooden turning staircase with glossy white spindles and handrail to:

First Floor Landing:

Over split levels with loft hatch to rear loft and doors to:

Bedroom One:

14'8" max x 14'3" max (4.49m max x 4.35m max)

In a very pretty green colour scheme with mellow toned wooden flooring and pretty white feature fireplace. Built in cupboard to chimney recess and bay window to front.

Bedroom Two:

11'11" max x 11'3" max (3.65m max x 3.45m max)

In aqua and white decor with another pretty period fireplace and stripped wooden floorboards. Window to side and paddle stairs up to:

Attic Room:

14'9" max x 11'3" max (4.52m max x 3.44m max)

With sloped ceiling; access to eave storage with exposed brick walls to each side. Velux windows to front and rear, with the rear window offering a superb elevated outlook to the lovely Solent view.

Bedroom Three:

10'4" x 10'1" (3.16m x 3.09m)

A third double bedroom in combined grey decor with yellow and grey Orla Keeley style papered accents. Lovely feature fireplace; built in shelving and desk area to one wall and large rear window.



Bathroom:

6'7" max x 5'6" max (2.03m max x 1.70m max)

With painted wooden floorboards and pale panelling to half height with white decor above. Fitted with stylish white suite of WC; wash hand basin and elegant roll top bath with shower over. Side window.

Front garden:

There is a gravelled front garden with shrubs to one side and a pathway leading to the front door.

Rear Garden:

This pretty garden is laid to patio along the side of the home and to the rear, with lawn beyond and a timber shed. The attractive planted borders are full of colour and there are two fruit trees - a cherry and an apple. Pedestrian side gate onto Stephenson Road. and further rear gate leading to the:

Parking Area:

Set to the back of the home with parking for one car, accessed from Stephenson Road.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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Energy Efficiency Rating	
Potential	78
Current	66
England & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
	G (1-20)



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, doors and openings are approximate and responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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