



# SOLENT LODGE

17 QUEENS ROAD, COWES, ISLE OF WIGHT





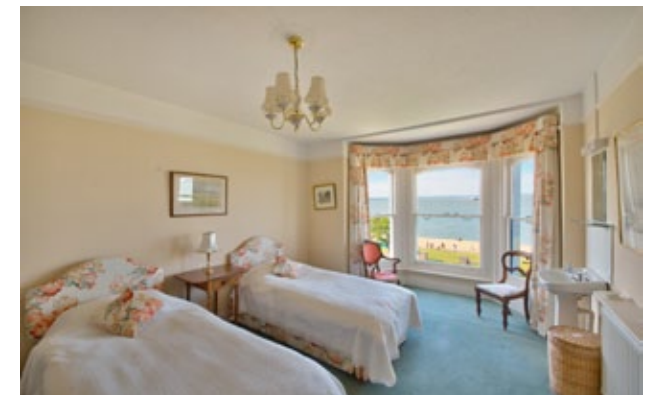
# SOLENT LODGE

17 QUEENS ROAD, COWES,  
ISLE OF WIGHT

**A CHARMING PERIOD HOUSE OCCUPYING  
A PRIME POSITION ON THE SEAFRONT  
WITH UNINTERRUPTED VIEWS.**

Solent Lodge is believed to have been built in around 1870 and is listed, grade II. Attached to the rear, the house benefits from sea views from wide bay windows from all 3 reception rooms and 4 double bedrooms. The accommodation has a light feel and an array of characterful period features but would benefit from modernisation. There is a driveway providing parking for 3 cars in addition to a garage and an attractive garden to the front of the property with terraces overlooking the sea. The unrivalled grandstand views of The Solent take in racing from the nearby start line as well as ocean going liners accessing Southampton waters.

The house is situated in a particularly sought after location on Queens Road, where the panoramic views combine with the house being a short walk from the town centre of Cowes as well as the principal yacht clubs. World renowned for its sailing activities, there are a good range of shops and restaurants as well as a high speed ferry service to Southampton (taking approximately 20 minutes).





## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

**ENTRANCE HALL** A spacious receiving area with staircase off to the first floor.

**DRAWING ROOM** An elegant room with a bay window with full height windows and French doors overlooking The Solent. Open fireplace with marble and carved timber surround with arched recesses to each side incorporating built in cupboards.

**SITTING ROOM** A bay window overlooks the garden and provides panoramic sea views and incorporates French doors leading to the terrace. Open fireplace with marble and timber surround with book shelving to either side.

**DINING ROOM** An attractive formal dining room with a sealed fireplace and glass fronted period china and glass cupboards. Bay window to the eastern elevation provides sea glimpses.

**KITCHEN/BREAKFAST ROOM** A west facing room fitted with a range of wooden fronted units with work surfaces incorporating a halogen hob, double oven, sink unit and with space for dishwasher, fridge and freezer. Oak flooring and west facing bay with door to courtyard.

### FIRST FLOOR

**LANDING** Hatch access to roof space.

**BEDROOM 1** A well proportioned double bedroom with deep window providing uninterrupted sea views. Built in cupboard.

**BATHROOM EN SUITE** With bath, wash basin and WC.

**BEDROOM 2** A light double bedroom with a wide bay window providing panoramic views. Built in cupboard and sealed fireplace. Wash basin.

**FAMILY BATHROOM** Bath with mixer tap and shower attachment, wash hand basin and WC. Airing cupboard housing hot water cylinder and with slatted shelving.

**BEDROOM 3** A double bedroom with wide bay window providing views of the western Solent. Built in cupboard, sealed fireplace. Wash basin.

**BEDROOM 4** A further double bedroom with built in cupboards and sea views. Wash basin.







**UTILITY ROOM** Accessed from the courtyard adjacent to the kitchen with space and plumbing for washing machine. Adjacent WC with wash basin.

**GARAGE** A later addition to the house with power, lighting and water. Wall mounted gas fired boiler.

#### **OUTSIDE**

A gated driveway also provides off road parking for 2 to 3 cars. To the front of the property is a paved terrace from which there are stunning views, beyond which is a lawned garden surrounded by borders and an array of shrubs and roses, which is enclosed by a mature evergreen hedge along Queens Road.

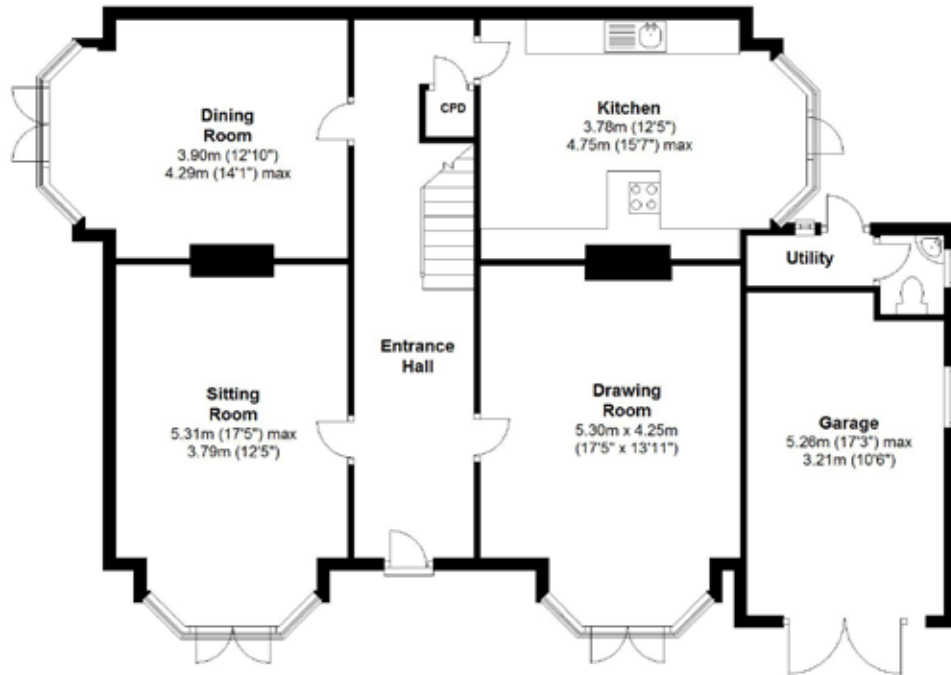
**POSTCODE** PO31 8BQ

**SERVICES** Mains water, electricity, drainage and gas. Gas fired central heating.

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.

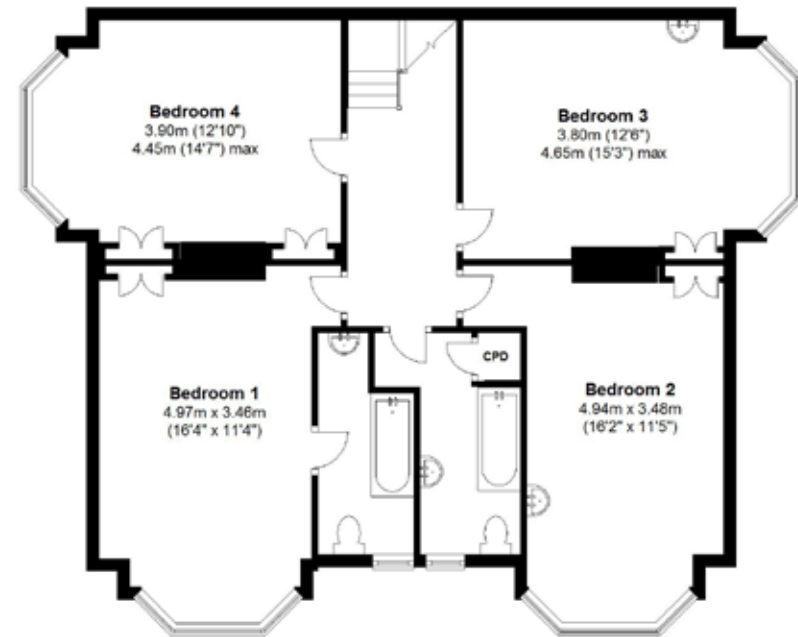
### Ground Floor

Approx. 114.6 sq. metres (1233.2 sq. feet)



### First Floor

Approx. 99.1 sq. metres (1066.3 sq. feet)



**MISDESCRIPTIONS ACT 1991:** Spence Willard for themselves and the vendor of this property whose agents they are give notice that: **i** The particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. **ii** All descriptions, references to condition, necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness and accuracy of each of them. **iii** No person in the employment of Spence Willard has any authority to make or give any representation or warranty whatever in relation to this property.

Pimento House,  
Number One The Parade  
Cowes, ISLE OF WIGHT  
PO31 7QJ  
TEL: (01983) 200880  
sales@spencewillard.co.uk  
www.spencewillard.co.uk





