

SPENCE WILLARD



Oakmeade, 10 Cypress Road, Newport, Isle of Wight

A large and spacious period home, close to town with a light and stylish interior, self-contained annex, south facing garden and ample parking

VIEWING:

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This attractive family home has been re-configured and refurbished by the current owner to provide five bedrooms, with four on the first floor with en-suite and walk-in wardrobe to the principal bedroom and a further double room on the ground floor. A large double height hallway has been created and provides an impressive entrance, there are three reception rooms and a large bespoke handmade kitchen/dining room and a self-contained annex, which could easily be integrated into the main house to provide further accommodation. Period features have been retained and include leaded glazed doors and windows, picture rails and moulded archways. The south facing rear garden is private and secluded and electric gates give access to ample parking as well as parking to the front. A detached outbuilding offers potential as a large home office/gym or additional accommodation if required.

Situated in a sought-after location within walking distance of the town which has pretty town squares with coffee shops and bars, High Street shops and Town Quay with popular Quay Arts Centre and riverside pub.

ACCOMMODATION

A beautiful glazed and leaded period door with matching side panels opens to:

HALLWAY An impressive and welcoming entrance to this spacious home with double height ceiling and galleried landing. Large walk-in cupboard with light. Turned staircase to first floor. Luxury Karndean style flooring throughout the hall, kitchen and living room.

KITCHEN DINING ROOM A large kitchen with bespoke handmade wall and base units with oak worksurfaces. Central island incorporating sink unit with marble worksurfaces. Neff appliances include dishwasher, double oven, 5 ring induction hob with cooker hood over. Space and plumbing for American style fridge/freezer. Large bay window overlooking the private rear garden. Space for dining table. Bi-fold wooden doors lead to the:

LIVING ROOM A well-proportioned room with multi-fuel burning stove. Original cupboard to alcove. Window overlooking the decked rear terrace.

SITTING ROOM With large circular corner bay window and further window overlooking the rear garden.

OFFICE/MUSIC ROOM Window to side with leaded inserts.

BEDROOM 5 With leaded bay window overlooking the front.

SHOWER ROOM Tiled cubicle with folding screen, wash basin and WC. Part tiled walls. Door to:

UTILITY ROOM Plumbing for washing machine. Vaillant gas boiler.

GALLERIED LANDING Overlooking the impressive hallway.

BEDROOM 1 A large room with low level Velux windows to the front and to the side with views towards St George's Down. Walk-in wardrobe with light. Door to further undereaves storage housing a second Vaillant boiler.

BATHROOM EN-SUITE With freestanding clawfoot bath, large corner shower, hand basin with storage beneath and WC.

BEDROOM 2 A double room with Velux window enjoying views towards St Georges Down. Built-in wardrobes. Undereaves storage.

BEDROOM 3 A double room with Velux window with views towards St Georges Down. Undereaves storage.

BEDROOM 4 Velux window. Access to undereaves storage.

BATHROOM Jacuzzi bath fitted into the glazed apex, corner shower unit, hand basin with storage beneath and WC. Tiled floor.

ANNEX

KITCHEN/LIVING/DINING ROOM Kitchen area fitted with circular sink and drainer, wall and base units, electric oven. Door to large cupboard.

SHOWER ROOM Fitted with a corner shower, basin and WC.

OUTSIDE

A block paved driveway to the side leads to double electric gates opening to a further large parking area for up to 6 cars and **DETACHED OUTBUILDING**, ideal for use as a home office/gym and potential as an additional annex. To the rear of the house is an attractive veranda with timber decking area with space for hot tub. Steps lead down to a lovely private south facing garden with lawn area and mature well-stocked flower border.

TENURE Freehold

POSTCODE PO30 1EY

SERVICES Mains water, electricity, drainage and gas. Gas fired central heating with two separate boilers for upstairs and downstairs radiators.

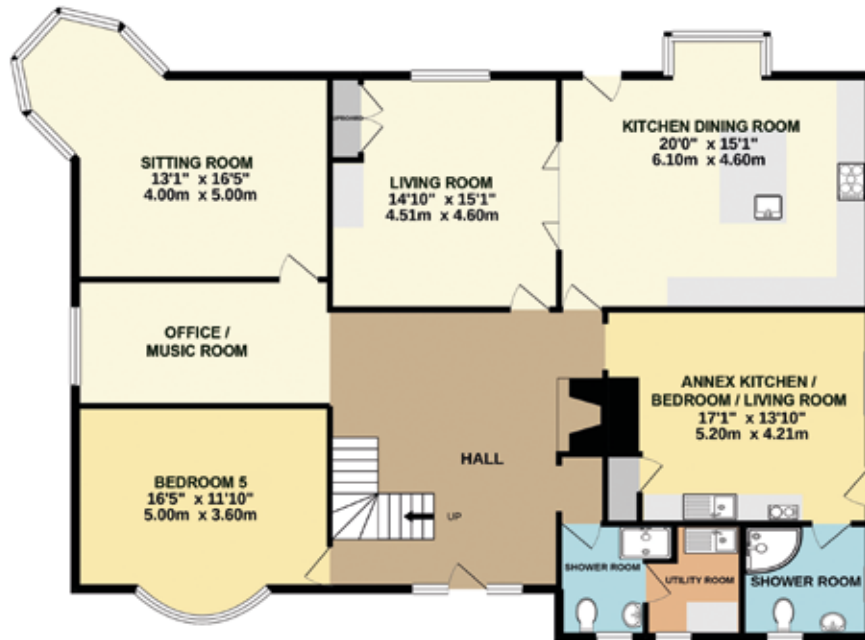
COUNCIL TAX BAND House - F Annex - A

EPC RATING C

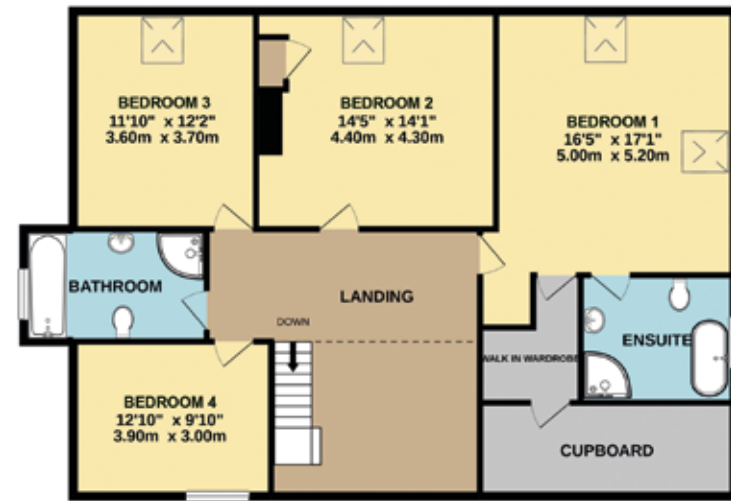
VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard. Waterside House, 72a High St, Cowes, PO31 7RE.



GROUND FLOOR
1803 sq.ft. (167.5 sq.m.) approx.



1ST FLOOR
1353 sq.ft. (125.7 sq.m.) approx.



TOTAL FLOOR AREA : 3156 sq.ft. (293.2 sq.m.) approx.

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