

SPENCE WILLARD



34 Castle Road, Cowes, Isle of Wight



# *Occupying a highly sought-after elevated position benefitting from grandstand sea views, a substantial modern three storey property with extensive parking, a garage and garden backing onto Northwood Park*

VIEWING:

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This detached contemporary home occupies a superb position on the edge of the Old Town with excellent views over the harbour entrance and across the Solent towards the Hampshire Coast whilst backing onto (and having gated access into) Northwood Park. The amenities of the town including the various yacht clubs, restaurants, shops are a short walk away as is the Red Jet fast passenger ferry to Southampton with onward train access to London. Northwood Park forms an attractive backdrop to the house and includes tennis courts.

The property was built in 2009 with accommodation over three floors, designed to make the most of the wonderful sea views. The light and spacious accommodation includes the main living room and a separate kitchen/dining room on the first floor where there is a large balcony overlooking the Solent as well as access to the rear garden, (from which there is gated access to Northwood Park). There is bedroom accommodation on the ground and second floors. The house has UPVC framed double glazed windows throughout, a central vacuum system and a heat recovery system. The property is energy efficient and has low running costs. The timber frame construction included SIP panels and a natural slate roof. There is space for at least 4 cars to the front of the house as well as a double garage.

## **ACCOMMODATION**

### **GROUND FLOOR**

**ENTRANCE HALL** With staircase off to first floor, understair cupboard.

**CLOAKROOM** WC, wash basin and space for both a washing machine and dryer. Built-in cupboard and shelving.

**BEDROOM 2** A particularly spacious double bedroom, formally used as a self-contained annex with built-in base units with sink unit to one end, Solent views.

**BATHROOM EN-SUITE** Bath with separate shower over, wash basin and WC.

**BEDROOM 4** A double bedroom with built-in wardrobe cupboards.



**SHOWER ROOM EN-SUITE** Wash basin, shower, WC and heated towel rail.

#### **FIRST FLOOR LANDING**

**KITCHEN/DINING ROOM** Located to the rear of the house with an outlook towards Northwood Park and a stable door leading to the west facing garden. The Kitchen area comprises a good range of built-in cupboards with worksurfaces and integrated 1½ bowl sink unit with drainer. Neff oven with four-ring gas hob and extractor over. Neff dishwasher and space for an American style fridge freezer. Oak floorboards extend throughout the room into a dining area.

**LIVING ROOM** A spacious living room with both seating and dining areas, Esse multi-fuel stove set on a slate hearth. With windows across the front elevation and a pair of French doors leading on to a large balcony from which superb views over the Solent can be enjoyed.

#### **SECOND FLOOR**

**LANDING** Airing cupboard.

**BEDROOM 1** A particularly spacious double bedroom with space for a seating area with panoramic views over the Solent extending from Southampton Water across to Portsmouth as well as Cowes Harbour entrance.

**SHOWER ROOM EN-SUITE** A large shower, wash basin and WC.

**BEDROOM 3** A double bedroom with built-in cupboards and an attractive outlook over Northwood Park.

**BATHROOM** Bath, bidet, wash basin and WC.

**OUTSIDE** A stone wall fronts Castle Road and the concrete driveway shared with the adjacent property leads through brick gate pillars up towards the garage and house flanked by a lawned garden. The **DOUBLE GARAGE** (5.68 x 5.8m) has twin up-and-over doors,

pedestrian door, power, lighting, pit and a partially boarded loft, (but only one half of the garage can be accessed by a car). To the front of the house there is parking for at least 4 cars. Steps lead up one side of the house to the rear garden (also accessed from the **KITCHEN/DINING ROOM**), which is a modest mainly lawned west facing garden with gated access into the adjoining Northwood Park.

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

**EPC** Rating C

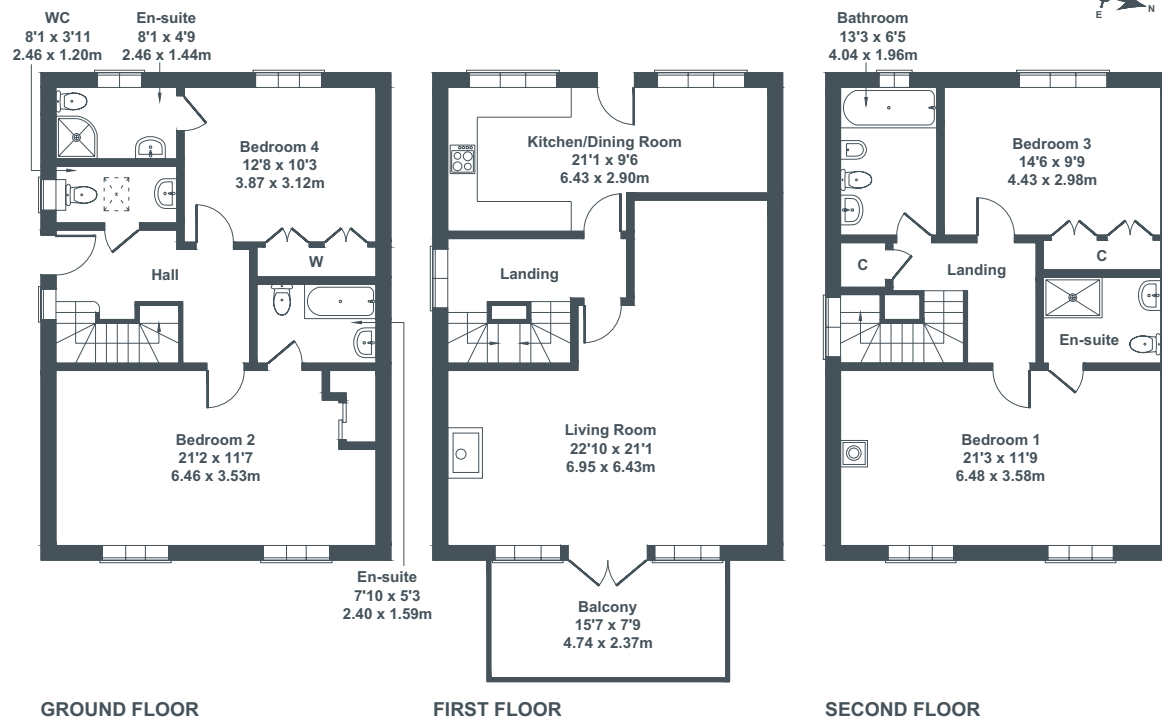
**POSTCODE** PO31 7QZ

**VIEWINGS** Strictly by prior arrangement with the sole selling agents: Spence Willard, Waterside House, 72a High Street, Cowes, Isle of Wight, PO31 7RE.



## 34 Castle Road

Approximate Gross Internal Area  
1927 sq ft - 179 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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