

SPENCE WILLARD



61 Ward Avenue, Cowes, Isle of Wight

Occupying a great position opposite Northwood Park, a superb family home with a good sized garden, parking and sea views

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



The property occupies a highly sought-after location being less than a 10 minute walk from the town's amenities and Red Jet with Northwood Park immediately opposite providing a picturesque setting that includes tennis courts and Northwood House which hosts various events throughout the year. Cowes is world-renowned for its sailing and yachting facilities and benefits from a good range of independent shops, restaurants and bars. The Red Jet ferry terminal provides regular high speed (25 mins) passenger ferry services to Southampton, (with onward rail links enabling London Waterloo to be reached in less than 2 hours).

There are views over Northwood Park towards The Solent from the rooms at the front of the house.

The property was the first house built on Ward Avenue in around 1934 and was designed by Captain Lashmere who was architect for Osborne Court on The Parade in Cowes. Designed with an art deco influence and to make the most of the outlook from the house, some original features remain. The current vendors created the impressive second floor living space from which there are exceptional views, whilst elements of the property would now benefit from modernisation.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY with a solid hardwood front door.

ENTRANCE HALL Timber flooring and the original staircase to first floor with understairs cupboard and separate coats cupboard.

KITCHEN With a pair of doors opening to the terrace and rear garden, fitted with an extensive range of timber-fronted base and wall units with solid wooden worksurfaces. Space for gas oven and hob along with dishwasher. Sink unit set within granite worksurface. Adjacent to the kitchen there is a passageway with side access and leading to the **PANTRY**.



UTILITY CUPBOARD with shelving and space for washing machine and dryer, and

CLOAKROOM

SITTING ROOM A triple aspect room with large windows to the front elevation providing views of The Solent as well as sliding glazed doors to the rear elevation opening to the conservatory through which there is an outlook over the rear garden. Woodburning stove with log store beneath and built-in cupboards. A low-level door leads to:

BEDROOM 4 Converted from a former air raid shelter now providing a further bedroom with its own independent access from the side elevation.

CONSERVATORY Timber framed structure with glazing to three aspects and a Perspex roof along with French doors opening to the terrace with a westerly outlook over the rear garden.

INTEGRAL GARAGE Sliding timber door to the front elevation, now providing a plant room with thermal store and hot water tank.

FIRST FLOOR

LANDING with linen cupboard.

BEDROOM 1 A double bedroom with a large window providing views over The Solent and a range of built-in cupboards.

BEDROOM 3 Views of The Solent and built-in cupboards.

BEDROOM 2 Timber flooring, art deco fireplace, built-in cupboard and an outlook over the rear garden.

BATHROOM Tiled throughout, bath with shower over, washbasin, WC and heated towel rail. Underfloor heating.

SECOND FLOOR

LIVING ROOM A superb, light living space with a glazed apex providing superb panoramic views over The Solent, the Hampshire coast and incorporating the harbour entrance. In addition to a series of Velux windows, the further glazed aspect to the rear of the elevation provides views over the rear garden and roofscape of Cowes. Wood effect flooring with under floor heating. Timber worksurfaces. A versatile living space.

SHOWER ROOM Tiled throughout, shower, WC, glazed washbasin, and heated towel rail.

OUTSIDE

The drive extends to the front of the property providing parking for a number of cars adjacent to which there is a mature magnolia tree, all enclosed by mature hedging. To the rear of the house is a paved west facing terrace beyond which is a large lawned garden bound by mature borders with various trees and shrubs. The garden extends

approximately 125 feet in depth with a lightly wooded area to the rear as well as a timber framed structure with Perspex roof, partially open to three sides.

SERVICES Mains water, electricity, drainage and gas. Heating – approximately 15 years ago, a water to water heat pump was installed along with solar thermal roof panels, low temperature radiators throughout the house and underfloor heating on the second floor and bathroom.

EPC Rating D

TENURE Freehold

COUNCIL TAX Band F

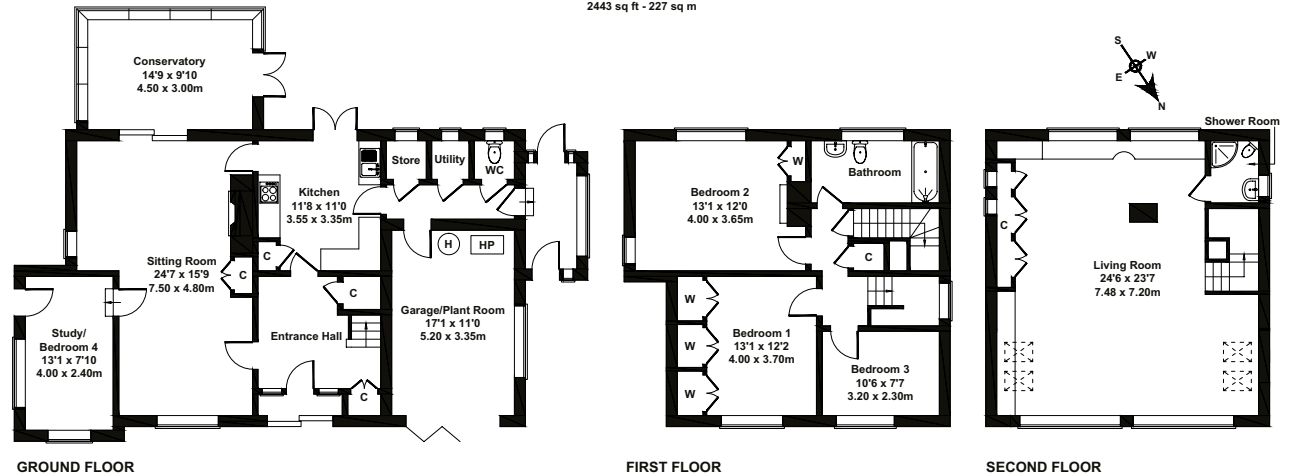
POSTCODE PO31 8AZ

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



61 Ward Avenue PO31 8AZ

Approximate Gross Internal Area
2443 sq ft - 227 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.
Produced by Potterplans Ltd. 2023

SPENCEWILLARD.CO.UK

IMPORTANT NOTICE: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.