

SPENCE WILLARD



148 Baring Road, Cowes, Isle of Wight

A surprisingly spacious chalet bungalow occupying a popular position, with ample parking and a south-facing rear garden backing onto the golf course

VIEWING:

COWES@SPENCEWILLARD.CO.UK

01983 200880

WWW.SPENCEWILLARD.CO.UK



Situated on the western fringe of Cowes, the property benefits from a great location just opposite Woodvale Road, providing easy access to Gurnard's seafront whilst being a short drive from the many amenities of Cowes.

The property occupies a generous plot, with an extensive block-paved parking area to the front providing parking for numerous vehicles and access to the garage. To the rear is an attractive south-facing garden, principally laid to lawn and enclosed by mature evergreen hedging, with established borders, a modern greenhouse and two timber garden stores. The garden directly backs onto the golf course.

Offering generally well-proportioned accommodation, with the principal living room being a particularly light and spacious triple-aspect room opening directly onto the rear terrace and garden, whilst all three bedrooms benefit from their own bath or shower room. In all, a really attractive package offered chain free.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL Coat cupboard incorporating hanging rail and shelving.

DINING ROOM Nicely proportioned with a contemporary gas fire and an outlook to the front.

STUDY Built-in cupboards and an electric fire with remote control.

BEDROOM 3 A double bedroom with an outlook over the rear garden and built-in cupboards.

BATHROOM Tiled throughout and fitted with a bath with mixer tap and shower attachment, wash basin and WC.



KITCHEN Fitted with a good range of base and wall-mounted units with work surfaces over and a range of integrated appliances, including a double oven, electric hob with extractor over and dishwasher. Space for fridge/freezer. Part-glazed door to the side elevation.

INNER HALL Staircase with hardwood banister and handrail leading to the first floor. Stairlift, (which can be removed if required.)

UTILITY/CLOAKROOM Wash basin, WC, space and plumbing for washing machine and linen cupboard.

SITTING ROOM A particularly light and spacious triple-aspect room with French doors and sliding glazed doors opening onto the adjoining terrace and overlooking the south-facing rear garden. Electric fire.

FIRST FLOOR LANDING

BEDROOM 1 A spacious double bedroom with extensive built-in wardrobe cupboards, including under eaves cupboards, one of which houses the Vaillant gas-fired boiler and Megaflo hot water cylinder, whilst providing further useful storage. A wide window to the front elevation together with a large Velux window.

BATHROOM EN-SUITE With partially sunken bath with tiled surround, mixer tap and shower attachment, wash basin and WC.

BEDROOM 2 A double bedroom with useful under-eaves storage cupboards overlooking the rear garden and towards the golf course.

SHOWER ROOM EN-SUITE Tiled throughout and fitted with a large shower, wash basin and WC.



OUTSIDE

An attractive stone wall runs along the front boundary of the property and opens to an extensive block-paved parking area providing parking for numerous cars, together with access to the **GARAGE**.

There is pedestrian access along the eastern side of the property to the rear garden, passing a substantial timber **GARDEN STORE**.

The south-east facing rear garden is a particular feature of the property, being principally laid to lawn and flanked by well-stocked borders, which are enclosed by mature evergreen hedging forming an attractive setting. Immediately adjoining the house is a sheltered south and west-facing paved terrace, accessible directly from the sitting room and fitted with an electrically operated awning.

A paved pathway leads down through the garden to a further timber garden store, currently arranged as a small workshop, together with a modern Alitex Scotney **GREENHOUSE** with dwarf walls served by power. The gardens back onto Cowes Golf Course.

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

POSTCODE PO31 8DS

TENURE Freehold

EPC Rating D

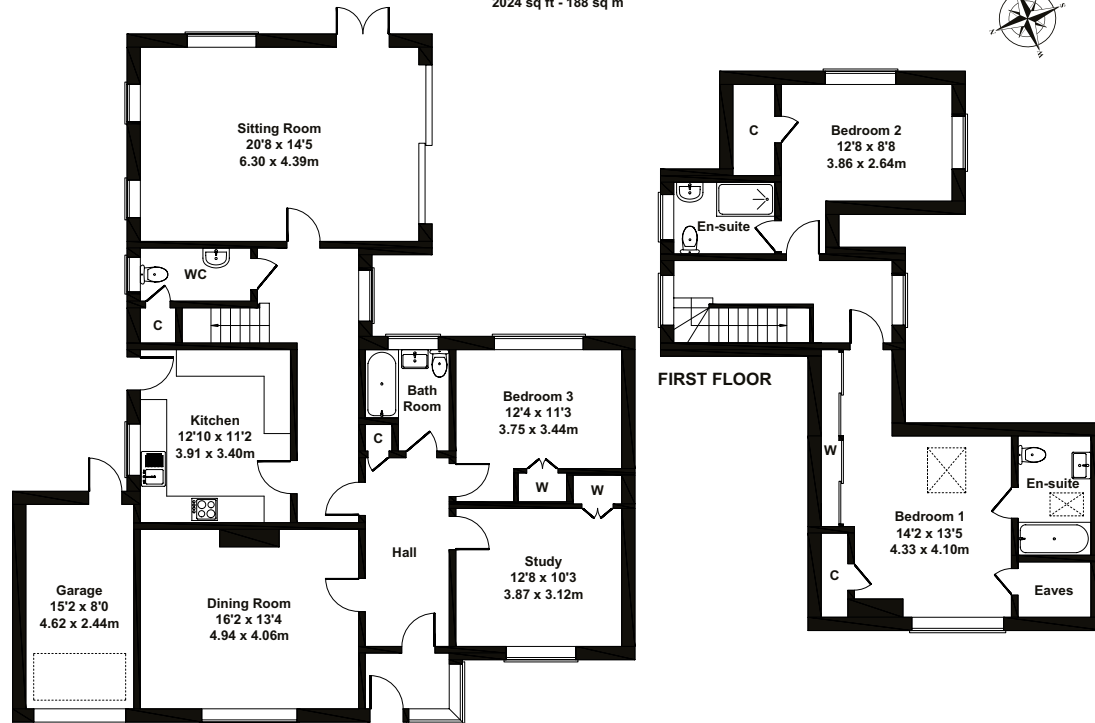
COUNCIL TAX Band E

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



148 Baring Road

Approximate Gross Internal Area
2024 sq ft - 188 sq m



GROUND FLOOR

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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