

£540,000 Freehold

## East Cowes, Isle of Wight



- Stunning Detached Home Overlooking the River
- Beautifully Presented Throughout
- Annexe Accommodation
- Highly Desirable Position
- Wonderful House for Entertaining





### About the property

Individually Designed Four-Bedroom Detached Home with River Views in Whippingham.

This beautifully individually designed four-bedroom detached home in the desirable Whippingham area of the Isle of Wight boasts stunning views over the River Medina and offers a unique blend of modern comfort and scenic tranquillity.

The property features ample driveway parking for several vehicles, including a converted garage that now provides annex accommodation, offering flexible living options. The low-maintenance rear garden enjoys a sunny south-westerly aspect, making it the perfect spot to relax and take in the breathtaking river views.

Internally, this spacious home offers a well-thought-out layout. The ground floor features a large open-plan kitchen and dining area, ideal for entertaining, along with a spacious lounge, utility room, and a downstairs WC. The first floor comprises four well-proportioned bedrooms, including a master suite with an en-suite bathroom and a private balcony overlooking the water.

This impressive home also benefits from high ceilings, enhancing the sense of space and light throughout including bi-fold doors onto the rear garden.

Ideally located, the property is close to excellent transport links, including the Red Funnel ferry from East Cowes to the mainland. The nearby town of East Cowes offers a Waitrose supermarket, local amenities, and highly regarded schools, making this a perfect family home.

A truly rare opportunity to own an individually designed home in such a stunning riverside setting—early viewing is highly recommended!

Local Authority - Isle of Wight Council Council Tax Band - D Tenure - Freehold

### Accommodation

#### GROUND FLOOR

Entrance Hall Lounge - 21'4" x 11'2" Kitchen/Diner - 21'4" x 16'5" Utility Room - 5'11" x 5'3" Cloakroom W/C FIRST FLOOR Landing Bedroom 1 - 21'4" x 10'3" En-suite Balcony Bedroom 2 - 10'10" x 10'6" Bedroom 3 - 11'2" x 10'6" Bedroom 4 - 12'2" x 6'7" Bathroom - 10'6" x 5'7" OUTSIDE Annexe accommodation Garage Driveway for several vehicles Side Access Rear Garden

# **Useful Information**

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk www.landregistry.gov.uk www.gov.uk/green-deal-energy-saving-measures www.homeoffice .gov.uk www.ukradon.org www.fensa.org.uk www.nesltd.co.uk http://list.english-heritage.org.uk

## CONTACT US

Ground Floor Trigg House Monks Brook St. Cross Business Park Newport Isle of Wight PO30 5WB

Tel: 01983 525710 Email: sales@triggiow.co.uk

# **Book a Viewing**

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

### triggiow.co.uk

#### **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs 96 (92 plus) B 87 (81-91) C (69-80) (55-68) D) E (39-54) F (21 - 38)G (1-20)Not energy efficient - higher running costs

These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Trigg & Co in the particulars as being factually acc urate. Trigg & Co do not have authority to make representations about the property. The measurements shown are approximate only. Potential buyers are advised to rec heck the measurements bef ore committing to travel or any expense. Trigg & Co have not tested any apparatus, equipment, fixtures, fittings or servi ces and buy ers should check the working condition of any applicances. We have not sough to verify the legal title of the property and the buyers must obtain verification from their solic itor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.