3 Victoria View, Newport Road, Northwood, Cowes, Isle of Wight, PO31 8PP

BCM Wilson Hill

A delightful four-bedroom, three bathroom house on the outskirts of the popular yachting town of Cowes. Featuring large rooms throughout, with large garden, garage and off-road parking.

- Spacious Four Bedroom Detached House
- Open Plan Kitchen & Dining Room
- Three Bathrooms
- Large Landscaped Rear Garden
- External Garage and Off-road Parking
- Sought-after Location
- 10 Year New-Home Warranty

Ground Floor
Kitchen & Breakfast Room | Dining Room | Living Room Utility Room | W/C | Study | Entrance Hall | External Garage

1077 sqft (100.1 sqm) approx.

First Floor
Four Double Bedrooms | Two Ensuite Shower Rooms Family Bathroom | Airing Cupboard

899 sqft (83.5 sqm) approx.

£695,000 Freehold

The Property

GROUND FLOOR

Entrance hall
A spacious entrance hall, with custom understairs storage and doors to the lounge and kitchen.

Living Room
A large living area, with bay window to the front.

Open-plan Kitchen/Breakfast Room
This exceptional open-plan living area seamlessly integrates the kitchen, dining, and utility spaces, all of which open onto a terrace and lawned garden, offering picturesque views over the surrounding countryside. The kitchen is thoughtfully designed with a comprehensive range of base and wall units, including a central island unit and breakfast bar, all complemented by Epoxy Resin worktops. Integrated appliances include two single ovens, a 900mm induction hob with extractor, a dishwasher, and an American-style Samsung fridge-freezer. The adjacent dining and seating area provides a comfortable space for relaxation and entertaining.

Dining Room
A well-proportioned dining room accessed from the kitchen/breakfast room, enjoying dual aspect views. Sliding doors open onto the patio, providing a connection between indoor and outdoor entertaining spaces.

Study
Practical home office or study with natural light and ample space for furniture.

Utility Room
Utility room with a range of units matching those in the kitchen, and space for a washing machine and tumble dryer, with door to the rear garden and garage.

W/C
A ground floor W/C that can be accessed from the entrance hallway.

Garage
An adjoining garage provides further storage or car parking. With access also from the utility room.

FIRST FLOOR

Landing
A large landing area with doors to all first floor rooms, and windows viewing the front garden. Off the landing is an airing cupboard with it's own radiator.

Master Bedroom
A nicely proportioned double bedroom, with bay window and views to the front. Containing a walk in wardrobe and ensuite shower room.

Bedroom 2
A second large double bedroom with ensuite shower room, a walk in wardrobe, and views over the rear garden and countryside.

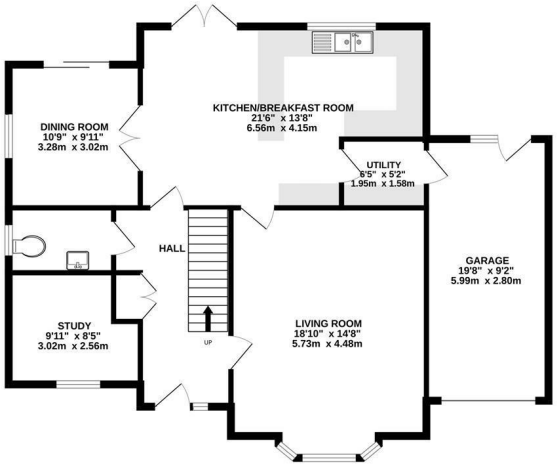
Bedroom 3
A double bedroom with views over the rear garden and countryside.

Bedroom 4
A double bedroom with views to the front of the property.

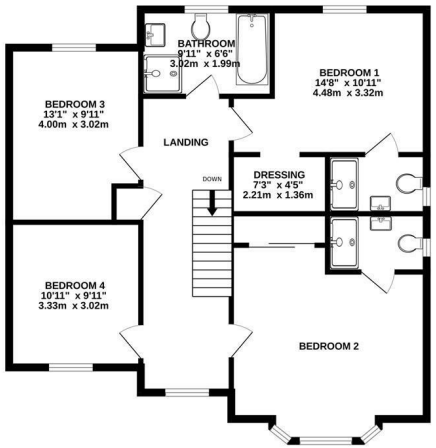
Bathroom
A large family bathroom, with fitted units including the basin, w/c and bath, as well as a separate shower.

OUTSIDE
A block paved driveway, with parking space for two cars, leads to the property's garage. A natural stone path leads to the front door. To the rear of the house is a large, lawned rear garden with an extensive paved terrace that spans the width of the property. Countryside views can be enjoyed from the outdoor dining and seating area.

GROUND FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.6 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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GENERAL REMARKS

METHOD OF SALE
The property is for sale by private treaty.

TENURE AND POSSESSION
The property is freehold and vacant possession will be given on completion.

RIGHTS OF WAY
There are no public or private rights of way over the property.

ACCESS
Access to the property is from the public highway, Newport Road (A3020) over a private shared driveway to the property.

SERVICES
The property will benefit from mains water and electricity. Heating will be supplied to the ground floor by wet underfloor heating, and by radiators to the first floor, both of which are fuelled by a Samsung air source heat pump. Drainage will be via a shared sewage treatment plant.

There are 10 Solar PV Panels (5.525KW per Panel) on the property providing supplemental electricity. The PV Panels will be linked to a government grant scheme.

COUNCIL TAX
TBC

MANAGEMENT COMPANY
The access driveway, frontage of the development, and freehold area behind the rear garden will be maintained by a management company, and equally owned by the residents of the development.

WARRANTY
10 Year warranty with LABC

CONSTRUCTION TYPE
Timber frame with brick outer skin

EPC
Predicted A Rating

WAYLEAVES AND EASEMENTS
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other popes whether referred to in these particulars or not.

PLANS, AREAS AND SCHEDULES
These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

FIXTURES AND FITTINGS
BCMWH will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to
or photographed within these particulars.

POSTCODE
PO31 8PP

What3Words
///building.lordship.blink

VIEWINGS
By appointment with BCM Wilson Hill only.

SELLING AGENT
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NB These particulars are as at April 2025 and photography is a combination of CGI and photos taken April 2025.

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