



8 The Dottens
Baring Road | Cowes | Isle of Wight | PO31 8EY

SELLER INSIGHT

“Cowes offers a vibrant coastal lifestyle that blends maritime heritage with modern convenience, making it one of the Isle of Wight’s most soughtafter locations. Known as the home of Cowes Week, the town has an unmistakable energy, with bustling marinas, stylish cafés, and independent boutiques creating a lively yearround atmosphere. Its waterfront is a focal point—perfect for relaxed strolls, watching yachts glide by, or enjoying sunset dining along the esplanade.

North and West Cowes offer charming period streets, leafy residential pockets, and excellent transport links, including the Red Jet passenger service to Southampton for effortless mainland commuting. The area’s strong sense of community, coastal walks, and easy access to beaches make it ideal for both fulltime living and secondhome escapes. Whether you’re drawn to its nautical character or its relaxed seaside charm, Cowes delivers a lifestyle that feels both invigorating and comfortably refined.”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





STEP INSIDE

Positioned within an exclusive semirural enclave on the outskirts of Cowes, this immaculate modern residence offers a rare blend of contemporary luxury, generous proportions and peaceful countryside views. Completed in 2021 and finished to an exceptional standard, the home immediately impresses with its striking cedar accents and beautifully maintained wraparound gardens. Designed originally as a four bedroom property, it was thoughtfully reconfigured during construction to create an indulgent principal suite, enhancing the interior layout and giving the home a refined, boutique feel that sets it apart.

Inside, the ground floor unfolds through a series of elegant and versatile reception spaces. A bright dualaspect sitting room provides a welcoming retreat, flowing through glazed doors into a formal dining room that opens directly onto the rear deck. This seamless connection between indoor and outdoor living makes the space ideal for entertaining. A further reception room offers flexibility as a home office, snug or fourth bedroom. The kitchen and breakfast room forms the heart of the home, beautifully appointed with sleek cabinetry, a central island and highquality integrated appliances, creating a stylish and practical environment for both everyday living and hosting. A wellplanned utility room adds further convenience, offering additional storage and direct access to the large integral garage, complete with an electric roller door and a glazed side entrance to the garden.

Upstairs, the principal suite is exceptional in scale and design, featuring a generous bedroom, a walk-in dressing room and a luxurious ensuite. The remaining two double bedrooms are equally wellpresented, each enjoying views over the gardens or surrounding countryside, and are served by a beautifully finished family bathroom with both bath and separate shower.

The property sits proudly within its generous plot, approached via a sweeping driveway that provides ample parking and leads to an openplan front garden with neat landscaping and laurel borders. To the rear, a wide composite deck spans the full width of the house, perfectly positioned for alfresco dining and enjoying the southwesterly aspect. The lawned garden wraps around the property, offering privacy, space and a tranquil outlook, while a charming summerhouse with power and light provides further potential for leisure, studio use or quiet relaxation.







Education

Primary Schools:	
Lanesend Primary School, Cowes	01983 293233
Cowes Primary School, Cowes	01983 293261
Gurnard Primary School, Gurnard	01983 295713
Queensgate Foundation Primary School, Cowes	01983 292872
Holy Cross Primary School, Cowes	01983 292885
Priory School of Lady Walsingham, East Cowes	01983 861222

Secondary Schools/Colleges:	
Cowes Enterprise College, Cowes	01983 203103
Carisbrooke College, Newport	01983 524651
Christ The King Upper College, Newport	01983 537 070
Medina College, Newport	01983 861222
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form Campus, Newport	01983 522886
Isle of Wight College, Newport	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watgate Road, Newport	01983 524 634
St. Catherine's, Grove Road, Ventnor	01983 852722

Leisure Clubs & Facilities

Gurnard Sailing Club, Gurnard – 0.5 miles
Cowes Golf Club, Cowes – 0.6 mile

Cowes Yacht Haven, Cowes – 1.4 miles
Cowes Sports Football Club, Cowes – 0.7 miles
The Phoenix Centre, Gurnard Pines – 1.1 miles

Travel Information

1.3 miles from West Cowes to Southampton Red Jet Terminal
9.1 miles from Fishbourne to Portsmouth Vehicle Ferry Terminal
9.5 miles from East Cowes to Southampton Vehicle Ferry Terminal
12.3 miles from Yarmouth to Lymington Vehicle Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit www.islandbuses.info

Healthcare

Doctors Surgeries:	
Cowes Medical Centre, Cowes	01983 295251
Lantern Clinic – Private GP & Functional Medicine, Cowes	01983 685667
East Cowes Medical Centre, East Cowes	01983 284333

General Hospitals:
St Mary's Hospital, Parkhurst Road, Newport – 3.6 miles
01983 822099

Entertainment

Gurnard Press Bistro - Gurnard
Portland Inn - Gurnard
The Coast Bar & Dining Room - Cowes
Harbour Kitchen - Cowes
The Globe - Cowes
The Heron - Cowes
Smoking Lobster - Cowes
Tonino's Italian Restaurant – Cowes
The Woodvale – Gurnard
The Travellers Joy - Northwood

These bars and restaurants are available within a 2-mile radius of this home

Local Attractions / Landmarks

Osborne House – East Cowes
Cowes Maritime Museum - Cowes
Northwood House & Park - Northwood
Tapnell Farm - Yarmouth
Fort Victoria Country Park - Norton
Yarmouth Castle - Yarmouth
The Needles Landmark Attraction – Alum Bay
Carisbrooke Castle – Carisbrooke
Monkey Haven, Primate Rescue Centre - Newport

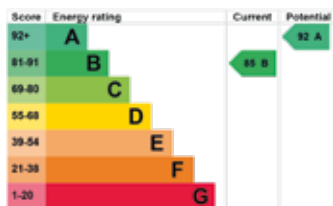
Ground Floor

Approx. 113.0 sq. metres (1216.0 sq. feet)



First Floor

Approx. 89.8 sq. metres (966.3 sq. feet)



GROUND FLOOR

Entrance Hallway	
Office / Bedroom 4	12'6 x 12'4
Cloakroom	6'11 x 6'11
Sitting Room	15'9 x 11'6
Dining Room	12'10 x 11'
Kitchen / Breakfast Room	17'8 x 12'3
Utility Room	9'7 x 8'2

FIRST FLOOR

Landing	
Bedroom 1	15'11 x 12'7
Dressing Area	10'8 x 8'8
En-Suite Shower Room	7'3 x 5'4
Bedroom 2	12'5 x 11'7
Bedroom 3	11'8 x 11'8
Family Bathroom	11'4 x 9'8

OUTSIDE

Front Garden	
Rear Garden	
Driveway Parking	
Integral Garage	18'1 x 12'1

Follow Fine & Country on



Fine & Country Isle of Wight
14 High Street, Cowes, Isle of Wight, PO31 7RZ
+441983 520000 | isleofwight@fineandcountry.com

