



**MARVINS**  
ESTATE AGENTS



## 10 PINE TREE CLOSE, COWES, PO31 8DX £950,000

An Elegant and Imposing Residence in a sought-after location off Baring Road. Tucked away in one of the area's most desirable cul-de-sacs, this individually designed home combines striking architectural presence with contemporary living in perfect harmony. Offering 4/5 bedrooms, two with En-suites, this residence is ideal for families or those seeking generous space with versatile accommodation. The heart of the home is the superb contemporary kitchen, thoughtfully designed with clean lines and high-spec finishes. Skylight windows flood the space with natural light, while bi-fold doors seamlessly open onto a stunning decked terrace, ideal for alfresco dining and entertaining. The property boasts a double integral garage, and accommodation includes opportunity to accommodate a home gym and a dedicated office, catering effortlessly to modern lifestyles. Set within wrap-around gardens, the house enjoys a sense of privacy and serenity, with landscaped areas designed for both relaxation and outdoor enjoyment. With its individual design, refined interiors, and exceptional setting, this home offers a rare opportunity to acquire a standout property in a highly sought-after location. No onward chain.

### COWES OFFICE

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## 10 PINE TREE CLOSE, COWES, ISLE OF WIGHT PO31 8DX

Porch with Front Door opening to:

### RECEPTION HALL

A spacious reception area with wood flooring throughout most of the ground floor. Stairs off. Radiator. Cupboard.

### CLOAKROOM

Vanity sink unit with cupboard under. Low level WC. Radiator.

### DINING ROOM

11'4" x 11'1" (3.45m x 3.38m)  
Rear aspect. Door to outside. Radiator. Door to Living area.

### LIVING AREA

17'11" max x 24'6" (11'1" min x 13' min) (5.46m max x 7.47m (3.38m min x 3.96m min))  
L shaped open plan living space with surrounding aspects allowing much natural light and views over the gardens. Two radiators. Double glazed doors to outside terrace. Door to Dining Room.

### RECEPTION ROOM/BEDROOM FIVE

8'9" x 9'9" (2.67m x 2.97m)  
A versatile room which could be used as a Study/Exercise Room etc. Radiator. Built in cupboard.

### UTILITY ROOM

6'6" x 5'2" (1.98m x 1.57m)  
Range of wall and base units. Water softener installed with space for a tumble dryer and plumbing for a washing machine.

### KITCHEN

15'5" x 16'1" (4.70m x 4.90m)  
A feature of the property is the superb contemporary Kitchen. The heart of the home, the Kitchen enjoys Bi - Fold doors onto the outside terrace perfectly blending indoors with outdoors. Skylight windows flood the property with natural light. The Kitchen, supplied by upmarket suppliers, Linear Kitchens, is well designed and includes a comprehensive range of units along with built in ovens including microwave combi oven, steam oven and conventional oven and an ample sized plate warming drawer. Induction hob. Wine cooler.

### UTILITY AREA

A useful area bridging the Kitchen with the Garage. A multi purpose area which lends itself as a Utility area or perhaps home Gym etc. Access to outside.

### INTEGRAL GARAGE

17' x 19' (5.18m x 5.79m)  
A double garage with electric door.

### FIRST FLOOR

Super Galleried Landing with much natural light from both front and rear aspects. Radiator. Loft access.

### FAMILY BATHROOM

Contemporary Suite comprising Shower cubicle, bath,

WC and hand basin. Floor and ceiling lights. Heated towel rail.

### MASTER BEDROOM

13' x 11'4" (3.96m x 3.45m)  
Rear aspect. Built in wardrobe. Radiator.

### EN-SUITE SHOWER ROOM

Contemporary styled suite including Shower cubicle, WC, wash basin. Floor and ceiling lights.

### BEDROOM TWO

10'1" x 12'8" (3.07m x 3.86m)  
Front aspect. Radiator. Built in wardrobe.

### EN-SUITE SHOWER ROOM

Comprising Shower, WC and vanity unit with sink. Heated towel rail.

### BEDROOM THREE

9'8" x 8'9" (2.95m x 2.67m)  
Front aspect. Built in wardrobe. Radiator.

### BEDROOM FOUR/STUDY

9'9" x 10'9" (2.97m x 3.28m)  
Rear aspect. Built in wardrobe. Radiator.

### OUTSIDE

Located at the bottom of the cul-de-sac you approach the property via a paved driveway with ample parking and access to the Garage. Gardens wrap around the property and are laid mainly to lawn. A well positioned decked terrace is found to the rear of the property just off the Kitchen.

### TENURE

This property is Freehold. Council tax band F.  
Total Floor Area 235 square metres.





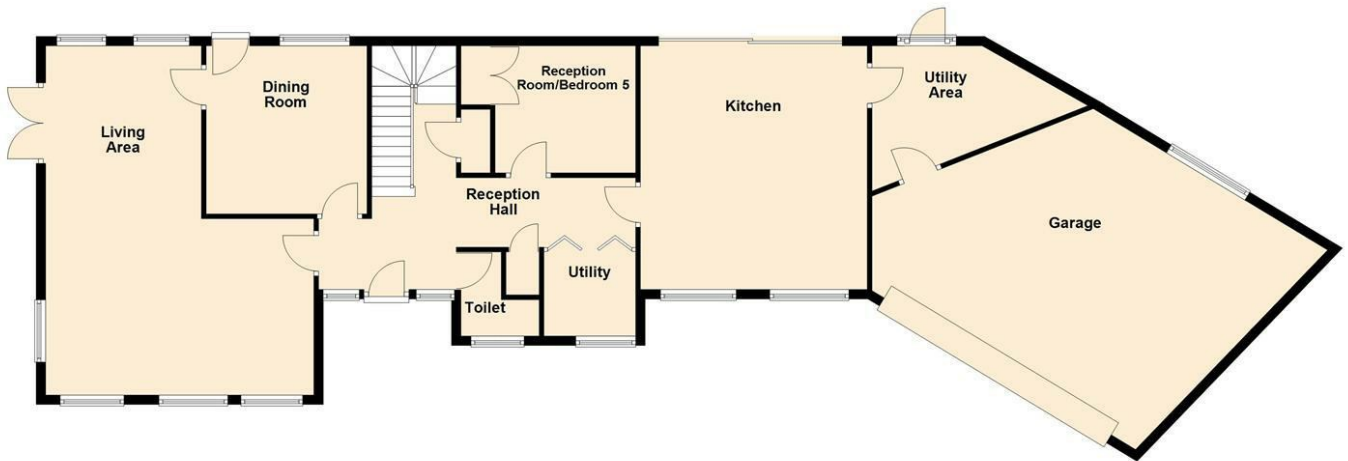




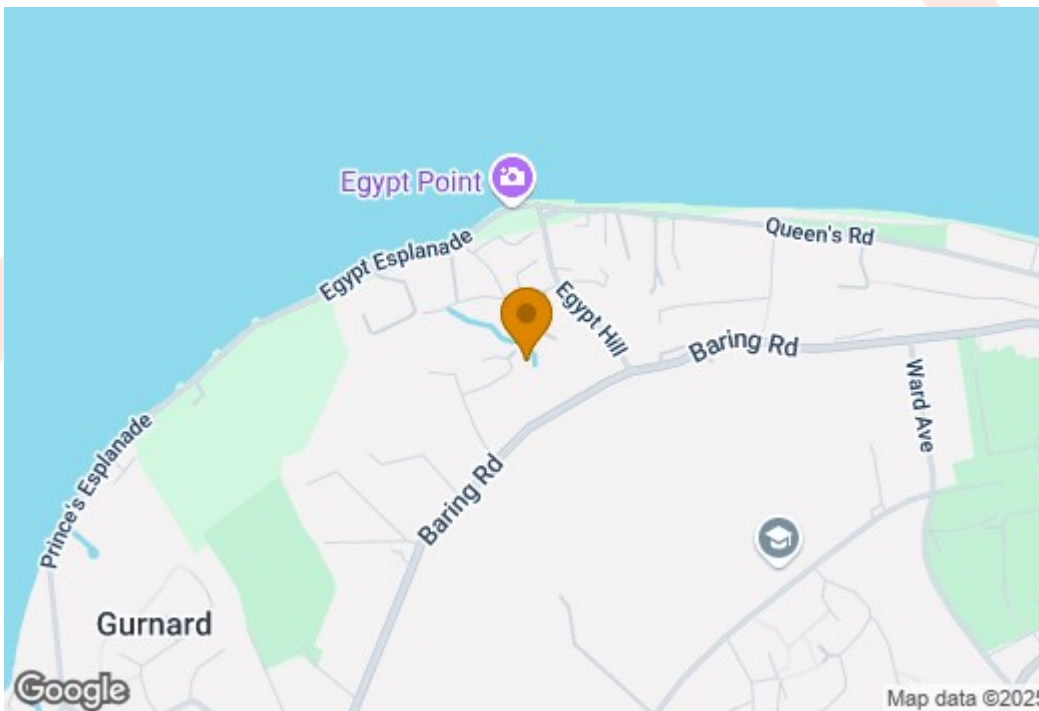




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	83
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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