



Hinton  
161 Old Road | East Cowes | Isle of Wight | PO32 6AX

FINE & COUNTRY

# Seller Insight

“ We have lived here for 37 years, and it has been a wonderful family home for us and our five children.

*We have loved the history woven into this house, and the surrounding area, with Osborne house practically on the doorstep. East Cowes has everything a family needs and is ideally located for the Red Funnel car ferry to Southampton, plus is only a short drive from the main town of Newport.”\**



\* 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

## Hinton

This is a charming, five-bedroom Edwardian house, surrounded by gardens and full of character. Built in 1906 in the grounds of the Osborne estate for senior staff members of the Osborne Naval college, it retains many of its original features. The main entrance is via the conservatory with beautiful terracotta floor tiles. Through the original Edwardian door with leaded glass is the spacious hallway, where all ground floor rooms lead from. The sitting room is a lovely light area due to its dual aspect windows, one of which is an attractive bay, complete with window seat. It also contains one of many original fireplaces. Along the hallway is the spacious dining room, another lovely dual aspect room, with another beautiful, original fireplace and window seat. There is a further reception room downstairs that would make an excellent study and has also served as an occasional single bedroom for the current owners. In the large, modern kitchen is a double Neff oven, integrated Smeg dishwasher and fridge. Also in the kitchen is the original, working coal fire that was used to heat the cast iron oven, which is still in situ, on the other side of the chimney in the utility room. There are some more interesting original features in the utility room, including Edwardian ceramic floor tiles, butlers closet and hand basin, as well as modern conveniences such as plumbing for a washing machine and tumble dryer.

Upstairs there are five bedrooms and a large family bathroom with separate shower and bath, and a bidet. Bedroom 1 is an excellent sized double, with dual aspect windows and an ensuite shower room. Bedrooms 2, 3 and 4 are good sized doubles, and retain their original fireplaces, as well as servant's bell pulls. Bedroom 5 has another lovely original fireplace, and whilst it is the smallest bedroom, it is still a good sized single or small double.

Outside is a fantastic long driveway with extensive parking, finishing with a detached garage. Mature gardens wrap around all sides of the property, allowing privacy to its occupants and included is a large shed and greenhouse, as well as a coal store and what was the external wc – now a bike shed.







### Travel Information

4.5 miles from Fishbourne to Portsmouth Ferry Terminal  
 0.8 miles from East Cowes to Southampton Ferry Terminal  
 7.5 miles from Ryde High Speed Catamaran & Hover Travel

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](http://www.islandbuses.info)

### Leisure Clubs & Facilities

1Leisure Medina, Newport	4.2 miles
Lakeside Spa & Hotel, Wootton	3.8 miles
Ryde Golf Club, Binstead	6.4 miles
Osborne Golf Club, East Cowes	1 mile

### Healthcare

Doctors Surgeries	
East Cowes Medical Centre, East Cowes	01983 284333
Argyll Surgery, West Street, Ryde	01983 562955
The Tower House Surgery, Rink Road, Ryde	01983 811431
Ryde Health & Wellbeing Centre, Ryde	01983 618444
Medina Healthcare, Wootton	01983 522198

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	5.8 miles (01983 822099)

### Education

Primary Schools	
Springhill Pre School, East Cowes	01983 299500
Queensgate Foundation Primary School, East Cowes	01983 292872
Holy Cross Primary School, East Cowes	01983 292885
Priory School of Our Lady of Walsingham, East Cowes	01983 861222
Binstead Primary School, Binstead	01983 562341
Fiveways Primary School, Ryde	01983 616272
Haylands Primary School, Ryde	01983 563372
Wootton Community Primary School, Wootton	01983 882505

Secondary Schools/Colleges	
Cowes Enterprise College, Cowes	01983 203103
Carisbrooke College, Newport	01983 524651
Christ The King Upper College	01983 537 070
Medina College	01983 861 222
Ryde Academy, Ryde	01983 567331
Ryde School with Upper Chine School, Ryde	01983 562229
The Island VI Form	01983 522886
Isle of Wight College	01982 526631

Learning Assisted Schools:	
Medina House, School Lane, Newport	01983 522 917
St. Georges, Watergate Road, Newport	01983 524 634
St Catherines, Grove Road, Ventnor	01983 852722

### Entertainment

Restaurants / Bars

- The Lifeboat, East Cowes
- The Folly Inn, Whippingham
- Consort Restaurant at Albert Cottage, East Cowes
- The Victoria Tavern, East Cowes
- Woodman's Arms, Wootton
- The Cedars, Wootton
- Fishbourne Inn, Fishbourne
- The Sloop Inn, Wootton
- Cibo, Wootton

These bars and restaurants are available within a 10-minute or less drive of this home

### Local Attractions / Landmarks

- Quarr Abbey - Binstead
- Robin Hill Country Adventure Park - Downend
- Osborne House - East Cowes
- Carisbrooke Castle - Newport
- Monkey Haven - Primate Rescue Centre - Newport
- Butterfly World - Newport
- Isle of Wight Steam Railway - Havenstreet
- Amazon World - Newchurch



**GROUND FLOOR**

Entrance Porch	
Hallway	
Study	10'11 x 8'11
Sitting Room	17'4 x 14'5 up to bay
Dining Room	13'11 x 11'7 up to bay
Cloakroom	
Kitchen	11'11 x 11'4
Utility Room	8'10 x 6'6

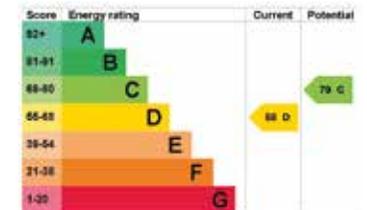
**FIRST FLOOR**

Landing	
Bedroom 1	17'5 x 11'11
En-Suite Shower Room	5' x 4'6
Bedroom 2	13'11 x 11'8
Bedroom 3	11'5 x 11'
Bedroom 4	14'4 x 9'
Bedroom 5	12' x 8'3
Bathroom	11'10 x 6'

**OUTSIDE**

- Wrap-Around-Gardens
- Driveway Parking
- Detached Garage

Council Tax Band: F  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ. Printed 31.08.2023





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