

ONE TENNYSON

Down Lane, Newport, Isle of Wight



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Down Lane, Newport, Isle of Wight, PO30 1NX

Newport 1.5 miles, Cowes 6.5 miles, Ryde 10 miles, Yarmouth 10 miles (All distances approximate)

A stunning individual contemporary home, worthy of being called a Grand Design. One Tennyson is nearing completion and nestles into the foot of Bowcombe Down at the start of the Tennyson Trail. Designed and built by the current owner to an extremely high specification this modern home, maximises space, light and the far reaching views this super location offers.

Generous stylish accommodation is arranged across 3 floors, with principle accommodation consisting: a substantial open plan living/family room with stunning kitchen which extends out onto the landscaped walled garden with 2 further reception rooms, ideal for a private space. On the first floor are 5 bedrooms, one of which is used as a gym and 3 of which enjoy superb views. The second floor comprises a further reception room with simply superb views from both the sitting room and balcony, 3 further bedrooms and bathroom. This floor could provide excellent overflow ancillary accommodation for the home, or subject to permissions a self-contained annexe.

The detached home is finished with quality fixtures, high tech fittings and energy saving measures. Including: NEFF kitchen appliances and stunning bathroom fittings. The latest technology including: Cat6 network and WAP to all floors. Surround sound to Living Room, Sitting Room and Cinema Room. Ceiling speakers in Bathrooms, Gym and Master Bedroom. The build also includes structured wiring ready for Home Automation if a buyer so wished. Energy saving eco-measures have been installed and the home benefits from a whole house heat recovery ventilation system and is plumbed and ready to receive Solar Thermal Panels and also has been insulated far in excess of the current Building Regulations.

A driveway leads to a detached double garage with workshop/studio beyond. Formally used as 2 bedroom detached bungalow during the build it benefits from a utility/boot room and cloakroom with wc.

An interested applicant needs to see the accommodation on offer here, not only to appreciate the quality and space but also the flexibility of the property.

In fact this high specification home does provide extremely flexible, generous accommodation in a quiet village location, with outdoor pursuits on your doorstep, yet the County Town is close by with excellent amenities, schools and transport links. At the start of miles of walks, cycling and riding on the Tennyson Trail.

GROUND FLOOR

HALLWAY Solid wood door leading into the large hallway with glass overlooking the garden. Built-in cupboard ideal for hanging coats etc.

CLOAKROOM Fitted with a WC and basin.

KITCHEN/DINING/LIVING ROOM A lovely light open-plan room with full length glass sliding doors opening out onto the patio and garden. The space has been arranged to comprise **SITTING AREA** With inset TV and wood-burning fire. Space for dining table. **KITCHEN AREA** Fitted with stylish grey units with Corian style work surfaces over. Double electric Neff ovens. Inset

Neff induction hob and gas plate. 1½ bowl sink unit. Integral dishwasher. American size inset fridge freezer and under counter fridge. Inset TV. Underfloor heating. Door to:

TV/CINEMA ROOM A good size room with concealed lighting and fitted projector and screen. Integrated 7.1 surround sound.

UTILITY ROOM Fitted with a range of units. Plumbing for washing machine. Door to large storage cupboard. Door out to the front garden.

REAR HALLWAY Stairs rising to first floor. Under stairs cupboard. Radiator. Electric cupboard. Door to Cinema Room.

SHOWER ROOM Consisting of shower unit, WC and wash hand basin into a storage unit. Heated towel rail. Tiled floor.

PLAYROOM A good size room with continued tiled flooring. Radiator.

FIRST FLOOR

MASTER BEDROOM Full length glazed panels overlooking Newport towards Mount Joy. Radiators. Walk-in wardrobe with rails and shelving.

EN-SUITE BATHROOM Fully tiled with walk in shower with drench head and personal attachment. The shower is run by a digital system with push button settings. Freestanding bath with shower attachment run by the same digital system. WC. Double sinks with drawers underneath.

BEDROOM 2 A large double room with fitted wardrobe and full length glazed panels overlooking front garden to Newport beyond. Radiator. Door to:

EN-SUITE SHOWER ROOM Fitted with walk-in shower with drench head. Sink unit with drawers. WC. Tiled floor and shower enclosure. Heated towel rail.

BEDROOM 3 A double room with large panels enjoying the fantastic views. Radiator.

BATHROOM Will match the master bedroom bathroom but with push button not digital controls.

BEDROOM 4 A large room with radiator.

GYM/BEDROOM Wired for sound. Radiator.

A further **SINGLE ROOM** with radiator completes this floor.

SECOND FLOOR

Stairs rising from first floor. The top floor could be used as a separate ancillary unit. Solid wood door to outside with level entrance and access to plant room. There is parking for two cars and an unmade lane which leads to the driveway.

CLOAKROOM WC and wash hand basin with drawers underneath. Heated towel rail. Tiled floor. Lightwell and large cupboard with radiator.

SITTING ROOM Full length glazed panels enjoying spectacular views to Carisbrooke Castle and towards Newport. Glazed door to south-facing

balcony providing a fantastic sun trap. Wooden floor. Radiator. White units and island with 1½ bowl stainless steel sink. Integral dishwasher and integral Neff microwave and oven. Neff induction hob. Integral fridge-freezer.

BEDROOM 5 A double room with window to side and radiator.

BEDROOM 6 A double room with window to the rear. Radiator.

STUDY/BEDROOM A single room with window to side. Built-in cupboard and radiator.

BATHROOM Bath and separate shower with drench head and riser attachment. Sink to a drawer unit. WC. Tiled floor. Heated towel rail. Window.

GARAGE A detached garage with shower room is situated at the front of the property. The space could be arranged as a home office or additional accommodation subject to change of use and planning consents.

OUTSIDE

The property is approached via a private driveway providing ample parking and access to garage. There is a wall with gate into the garden providing shelter and privacy. The garden is mainly laid to lawn with borders. There is a raised patio area ideal for entertaining and dining alfresco. The drive extends up the side of the property allowing parking and level entrance to the top floor accommodation. The property is ideally placed for access onto the Tennyson Trail, a 15 mile walk linking Carisbrooke Castle to The Needles. The garden will be sold lit and with integral watering system in place.

COUNCIL TAX Band G

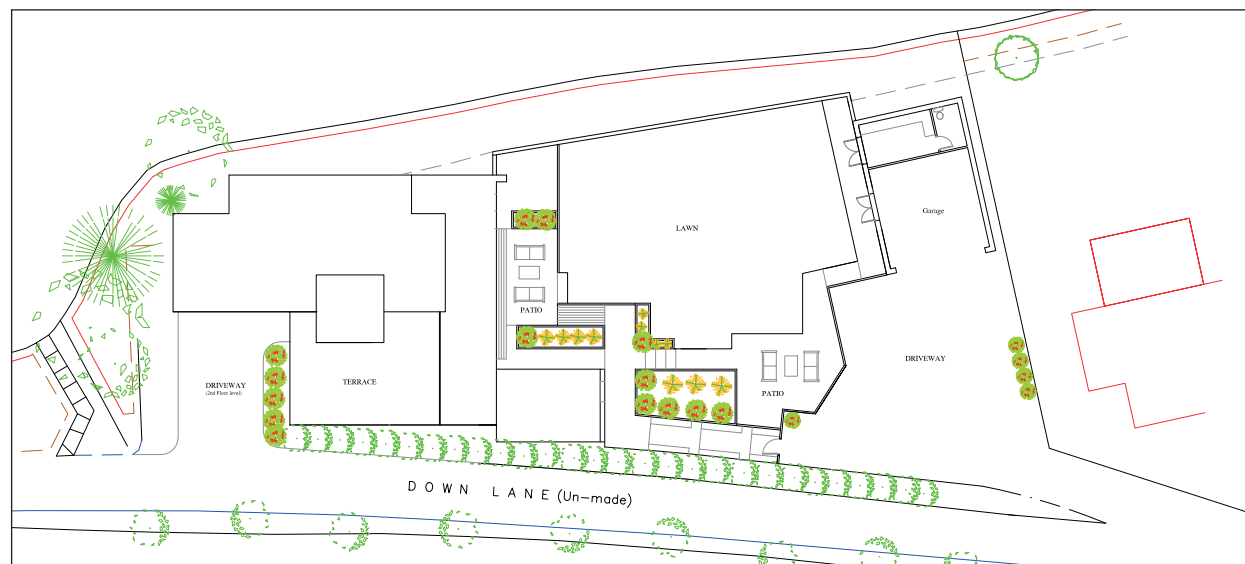
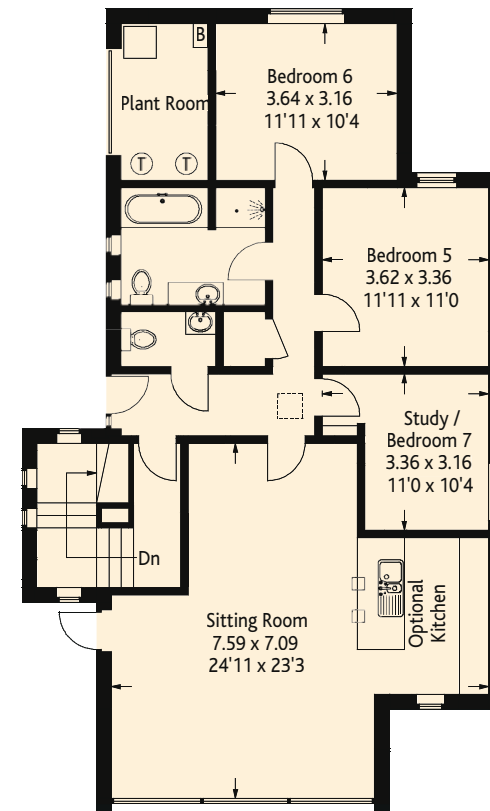
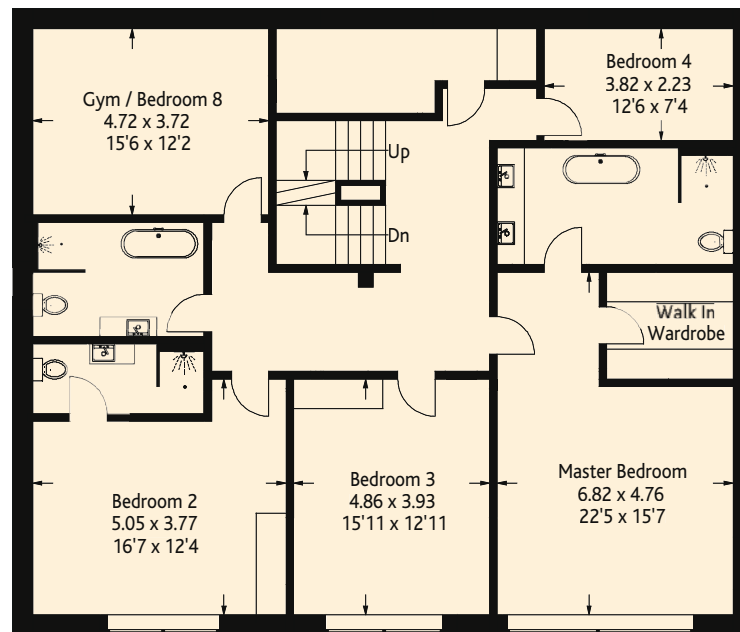
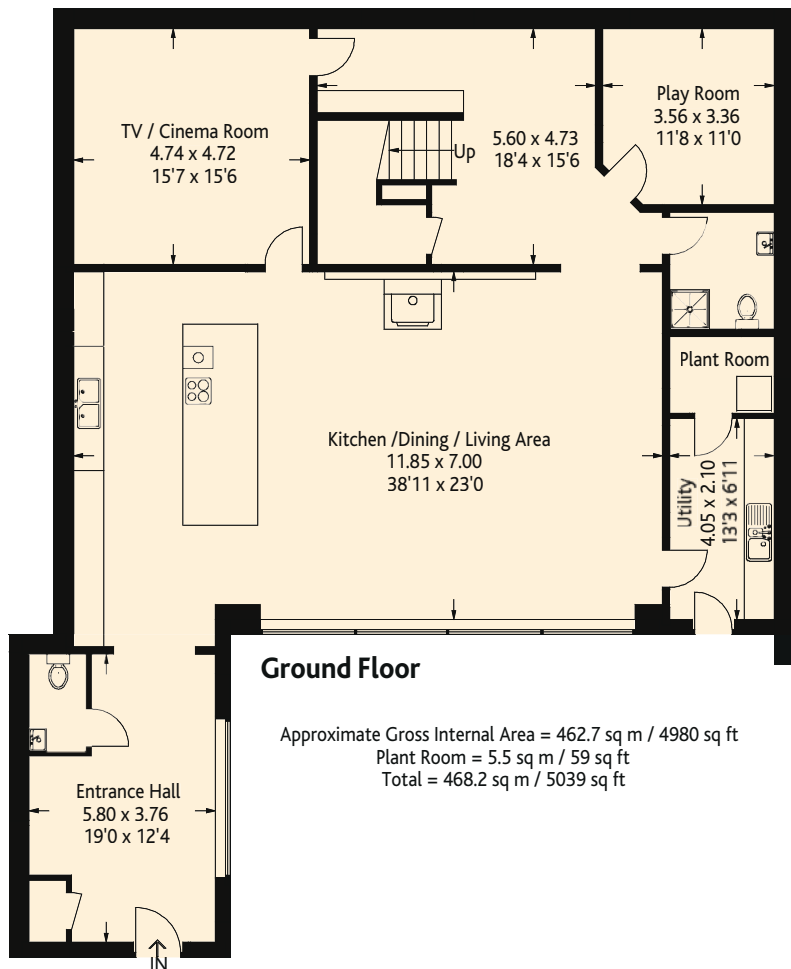
EPC RATING TBC

TENURE Freehold

SERVICES All mains connected.

AGENTS NOTES

Our description of any appliances and/or services (including any central heating system) should not be taken as any guarantee that these are in working order. None of these statements contained in these particulars as to the property are to be relied on as statements of fact. These particulars do not form part of any contract. Especially if travelling long distances, if there is any point of particular importance, please contact Hose Rhodes Dickson who will be pleased to clarify the information. Floor plans are schematic and are for guidance only. Measurements are approximate. Please note that our photographs depict the property in a furnished condition. On completion all furnishings will be removed unless specifically mentioned elsewhere as being included in the sale. Details and photographs prepared January 2017



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