

# Abbey Mews

Sylvan Drive, Newport, Isle of Wight PO30 5FB



David Wilson Homes welcomes you to Abbey Mews, a stunning new development of 2 & 3 bedroom homes on the eastern outskirts of Newport, Isle of Wight.

Newport, on the river Medina, boasts two elegant squares and many fine examples of historic architecture including the Apollo Theatre in Pyle Street and the Quay Arts Centre on the western banks of the river.

The town has an abundance of sports and leisure facilities including a wide variety of pubs and restaurants, nightclubs and cinemas.



With rolling hillsides, lengths of coastline and blue flag beaches topped with local and national history, it's no wonder the Isle of Wight has such charm. Team this with great days out and easy access to the entire island and you have a great place to make your home.

In 1845 Queen Victoria adopted the Isle of Wight as her family holiday destination and Osborne House still stands today as grand and magnificent as ever.

The island has numerous things to see and do. Blackgang Chine, Robin Hill and Alum Bay, to name just a few, are all great days out providing different activities for families and children of all ages. These, along with Cowes Week and the 'Round the Island Race' provide diverse and exciting days out for everyone.

Over half of the island has been designated as the 'Isle of Wight Area of Outstanding Natural Beauty' and as you go about everyday life on the island it is easy to see why. Whether you prefer long walks through the countryside or days relaxing on one of the 13 beaches, the beauty of the island will shine through.

The Solent on your doorstep, the Isle of Wight countryside nearby and the convenient central position of Abbey Mews, all combine to make this a marvellous place to live.



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## Facilities

- 1 Newport Primary School
- 2 Carisbrooke High School
- 3 Isle of Wight College
- 4 Hunny Hill Post Office

## Leisure

- 1 Quay Arts Centre
- 2 Medina Leisure Centre
- 3 Carisbrooke Castle

### Amenities:

Southern Water: 0845 278 0845  
 Red Funnel Ferries: 0844 844 9988  
 National Rail Enquiries: 08457 48 4950  
 Hampshire Constabulary: 0845 045 4545  
 Isle of Wight Council: 01983 82 1000  
 Citizens Advice Bureau: 0845 120 2959

### Healthcare:

St Mary's Hospital: 01983 524081  
 The Orchard Hospital: 01983 520022

### Doctors:

Carisbrooke Health Centre: 01983 522 150  
 Medina Healthcare: 01983 522 198

### Dentists:

M P Stevens: 01983 526 222  
 Medina Dental Laboratory: 01983 529 568

### Schools:

Barton County Primary School: 01983 522 469  
 Nine Acres Primary School: 01983 522 984  
 Carisbrooke C of E Primary School: 01983 522 348  
 St Thomas of Canterbury Catholic Primary School: 01983 522 747  
 Archbishop King Catholic Middle School: 01983 523 275  
 Downside County Middle School: 01983 524 340  
 Kittbridge County Middle School: 01983 522 329  
 Nodehill County Middle School: 01983 522 886

Carisbrooke County High School: 01983 524 651  
 Medina High School: 01983 526 523

### Further Education:

The Isle of Wight College: 01983 526 631

### Vets:

Jackson, Green & Forster: 01983 522 822  
 The Medina Veterinary Group: 01983 520 543  
 Riverbank Veterinary Hospital: 01983 522 804

### Libraries:

Lord Louis Library: 01983 527 655

### Leisure:

Cineworld: 0871 220 8000  
 Quay Arts Centre: 01983 822 490  
 Medina Leisure Centre: 01983 523 767  
 The Fitness Factory: 01983 528 149  
 Amazon World Zoo Park: 01983 867 122  
 Blackgang Chine: 01983 730 330  
 Robin Hill Adventure Park: 01983 527 352  
 Brading Roman Villa: 01983 406 223  
 Isle of Wight Zoo and Tiger Sanctuary: 01983 403 883

### Travel:

Southampton Intl Airport: 22 miles  
 East Cowes Ferry Port: 4.5 miles  
 Newport Town Centre Buses: 0.5 mile  
 West Wight countryside & coast: 6 miles

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The company reserves the right to make amendments to the development layout and materials at any time. This leaflet is for guidance only and is not intended to form any part of any contract. For landscaping information please refer to detailed drawings.

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# The Archford

– *Three bedroom mid-terraced home*



This family home has been carefully designed throughout – from the front bay window that brings natural light streaming into the airy lounge to the kitchen with dining area that leads to the rear garden via French doors. Upstairs the master bedroom features an en suite with double shower while the rest of the family can enjoy a further double bedroom, a single bedroom and a family bathroom.



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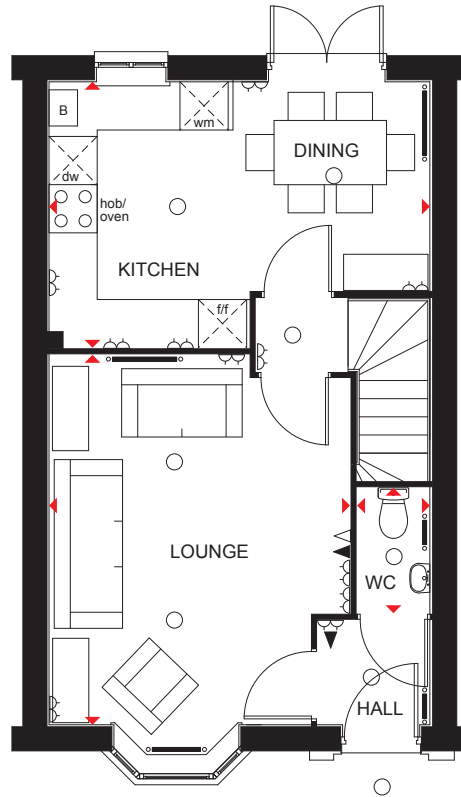


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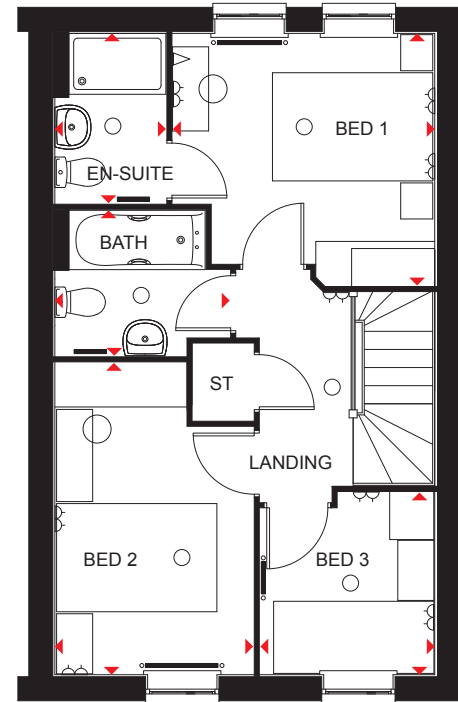
# The Archford

– Three bedroom mid-terraced home



## Ground Floor

Lounge	4604 x 3746 mm	15'1" x 12'3"
Kitchen/Dining	4740 x 3310 mm	15'7" x 10'10"
WC	1561 x 905 mm	5'1" x 3'0"



## First Floor

Bed 1	3146 x 3266 mm	10'4" x 10'9"
En-suite	1385 x 2119 mm	4'7" x 6'11"
Bed 2	2475 x 3891 mm	8'1" x 12'9"
Bed 3	2274 x 2176 mm	7'6" x 7'2"
Bath	1815 x 2181 mm	5'11" x 7'2"

<b>KEY</b>	○ Light fitting	◀ Telephone outlet point	— Radiator	B Boiler	f/f Fridge/freezer space	dw Dishwasher space	◄► Dimension location
	◻ Electric socket	◁ T.V. aerial socket	— Towel radiator	ST Store	wm Washing machine space	td Tumble dryer space	

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P382-1B5 / SP69649/0511

# The Hadley

– *Three bedroom detached home*



This impressive three bedroom home is perfect for modern family living. The ground floor boasts a comfortable lounge with French doors that open out onto the garden and a stylish kitchen with family dining area and an adjoining family room. Upstairs are two double bedrooms, with an en suite shower room to the master bedroom, a single bedroom and a family bathroom.



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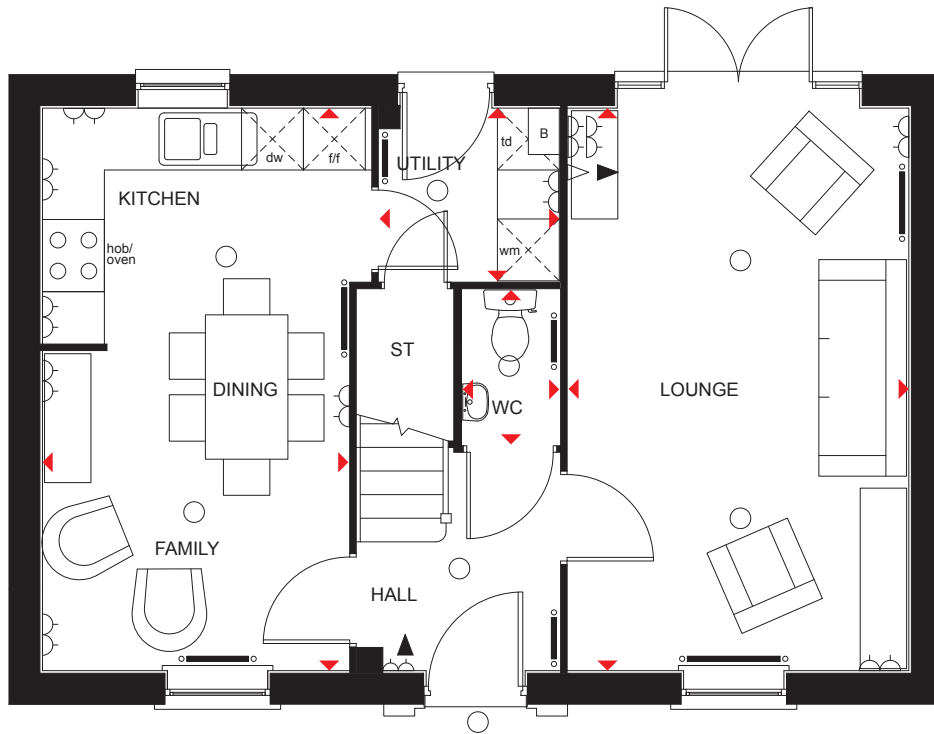


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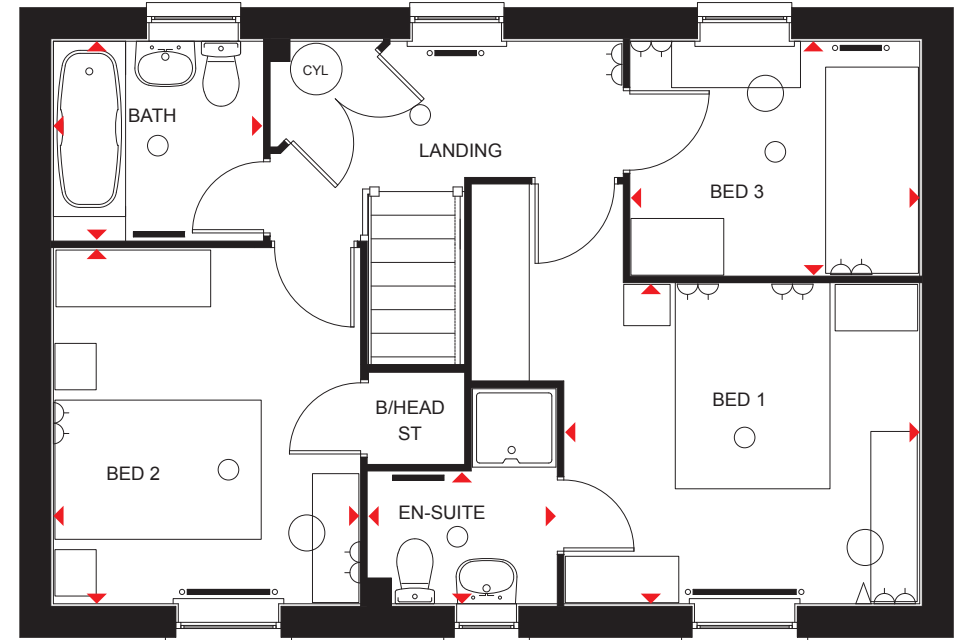
# The Hadley

– Three bedroom detached home



## Ground Floor

Lounge	5455 x 3300 mm	17'11" x 10'10"
Kitchen/Family/Dining	5455 x 2966 mm	17'11" x 9'9"
Utility	1742 x 1675 mm	5'9" x 5'6"
WC	1497 x 935 mm	4'11" x 3'1"



## First Floor

Bed 1	3438 x 3101 mm	11'3" x 10'2"
En-suite	1818 x 1275 mm	6'0" x 4'2"
Bed 2	3341 x 2966 mm	11'3" x 9'9"
Bed 3	2798 x 2265 mm	9'2" x 7'5"
Bath	2025 x 1925 mm	6'8" x 6'4"

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P341-WD5 / SP69636/0511

# The Kersey

– *Three bedroom home*



A stylishly designed three bedroom home with no shortage of character, the Kersey is modern and spacious. The kitchen has its own dining area and French doors leading to the rear garden. The dual aspect lounge also opens onto the garden and features its own beautiful bay window. Upstairs, the master bedroom enjoys an en suite shower room whilst the remaining double bedroom and a single bedroom share a family bathroom.



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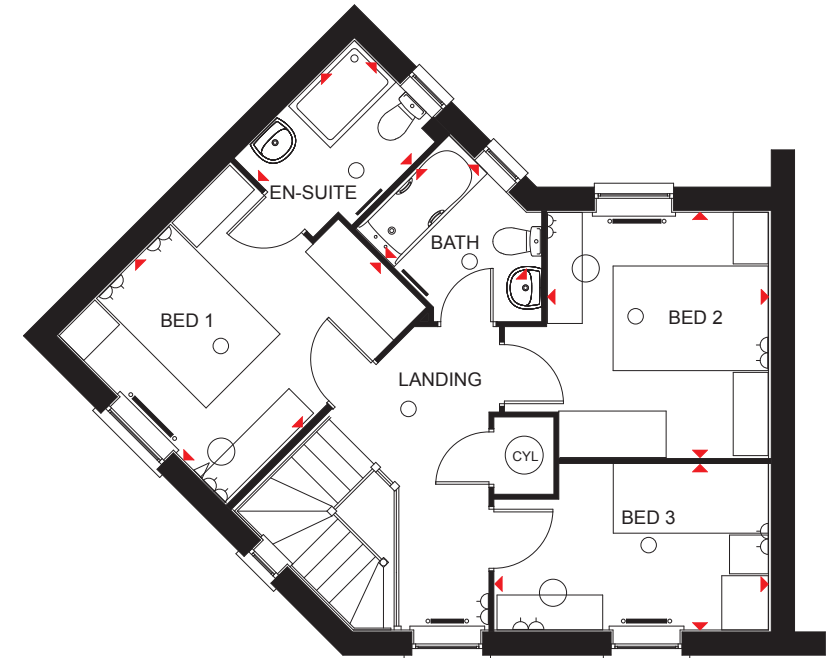
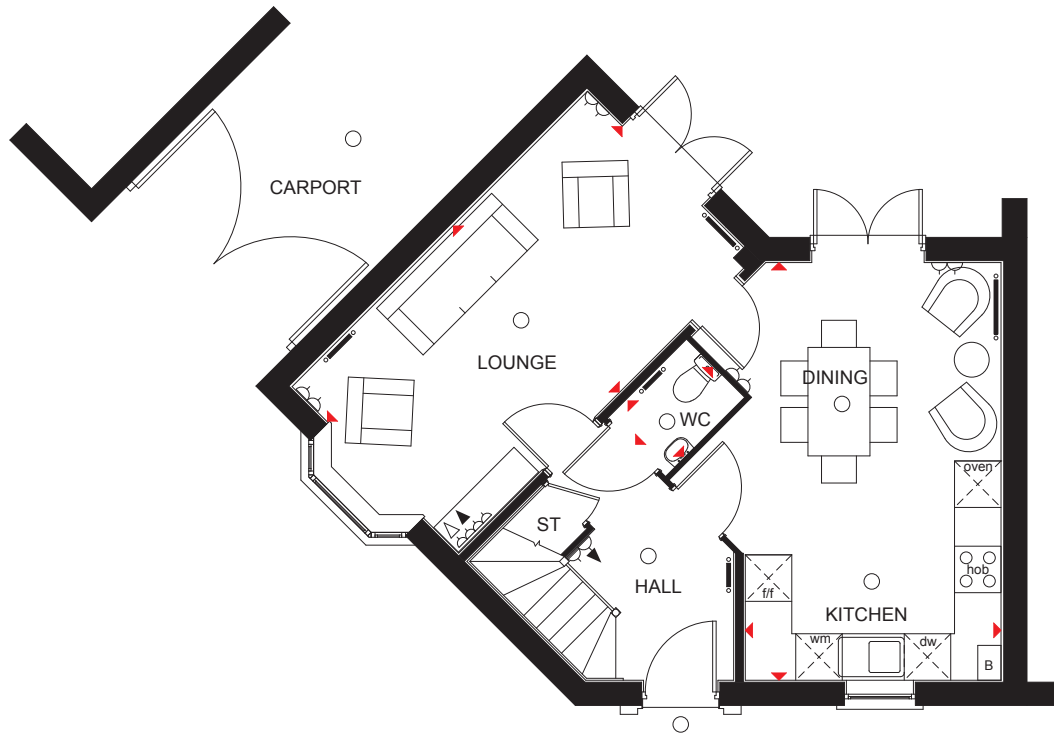


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# The Kersey

– Three bedroom home



## Ground Floor

Lounge	5390 x 3040 mm	17'8" x 10'0"
Kitchen / Dining	5390 x 3300 mm	17'8" x 10'10"
WC	1419 x 1025 mm	4'8" x 3'4"

## First Floor

Bed 1	3058 x 4430 mm	10'0" x 14'6"
En-suite	2161 x 1650 mm	7'1" x 5'5"
Bed 2	3165 x 2851 mm	10'5" x 9'4"
Bed 3	3532 x 2136 mm	11'7" x 7'0"
Bath	1700 x 2015 mm	5'7" x 6'7"

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P331--L5 / SP93527/0412

# The Stevenson

– *Two bedroom coach house*



This first floor two bedroom home sits comfortably above three garages, the largest of which usually belongs to the property and can be easily accessed from the hallway. The coach house receives plenty of natural light from both the front-facing windows and several roof windows. A Juliet balcony also adds to the sense of space. This home is intelligently designed, with a lounge and dining room leading through to the kitchen, bathroom and two double bedrooms.



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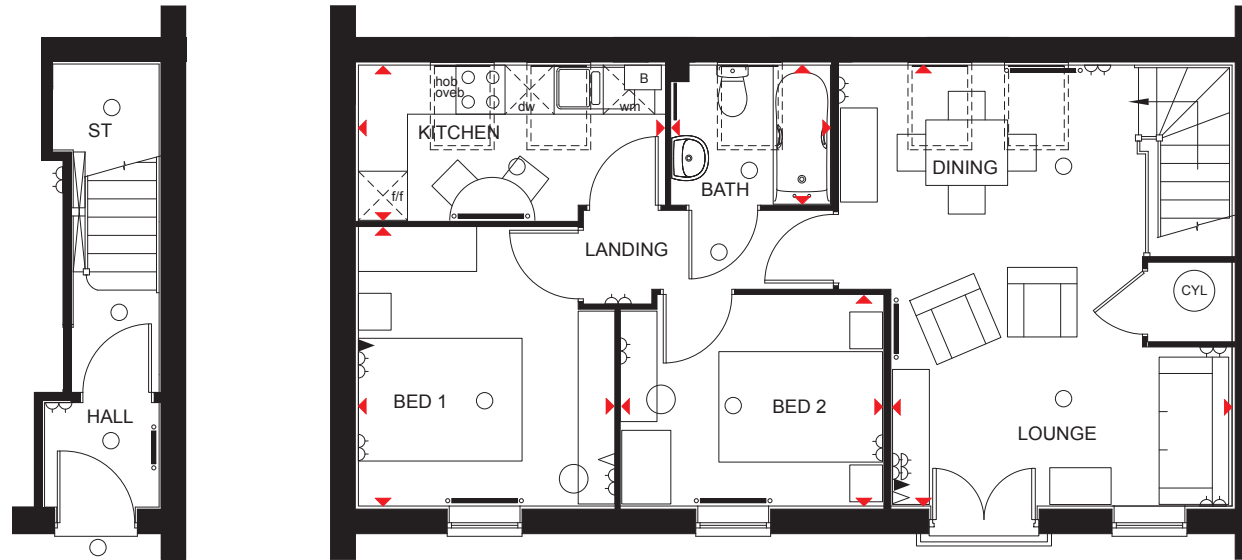


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# The Stevenson

– Two bedroom coach house



## First Floor

Lounge / Dining	5389 x 4157 mm	17'8" x 13'8"
Kitchen	1897 x 3740 mm	6'3" x 12'3"
Bed 1	3416 x 3123 mm	11'2" x 10'3"
Bed 2	2573 x 3197 mm	8'5" x 10'6"
Bath	1699 x 1940 mm	5'7" x 6'4"

Please Note: The connecting door between the hall & garage and the under-stairs store & garage is not provided in all cases. Please ask for specific plot details.

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P231--V5 / SP70418/0611

# The Winton

– *Two bedroom mid-terraced home*



This modern two bedroom home features a quality kitchen and a lounge with dining area, offering a smooth flow of space into the rear garden through French doors. On the first floor, one generous double bedroom lies at the rear of the house while the second occupies the front, separated by a family bathroom.



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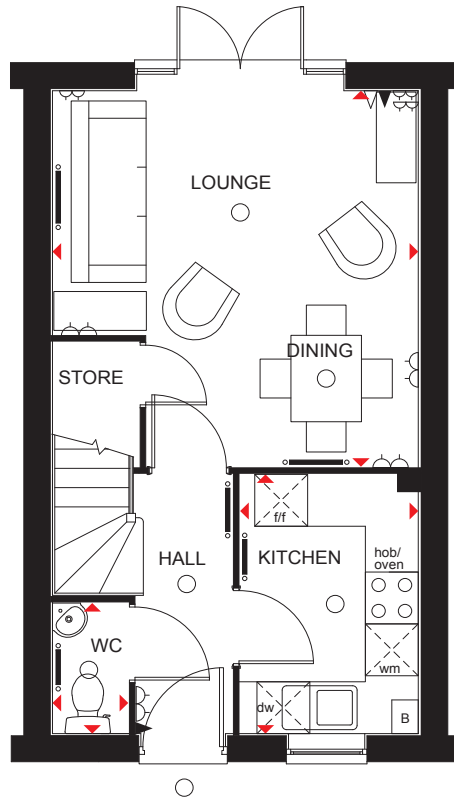


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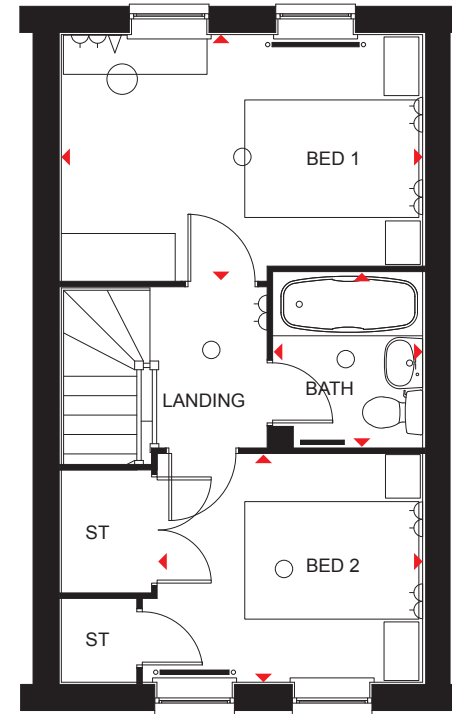
# The Winton

– Two bedroom mid-terraced home



## Ground Floor

Lounge/Dining	4351 x 4150 mm	14'3" x 13'7"
Kitchen	3000 x 2021 mm	9'10" x 6'8"
WC	1511 x 860 mm	4'11" x 2'10"



## First Floor

Bed 1	4150 x 2821 mm	13'7" x 9'3"
Bed 2	2615 x 3037 mm	8'7" x 10'0"
Bath	2000 x 1710 mm	6'7" x 5'7"

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P206-I-5 / SP60641/0511

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