

Gatcombe, Newport, Isle of Wight



- **Stunning Two Bed G/F Apartment**
- **Beautifully presented**
- **Far reaching countryside views**
- **Desirable, Rural setting**
- **Off road parking for two**



About the property

A wonderful and deceptively spacious character home in one of the most iconic, landmark developments on the Isle of Wight. Located in the most rural of settings, this property is available for sale still in 'show home' condition throughout, meaning that the most stressful thing you'll need to do upon moving here is to decide where to put your furniture and television!

Gatcombe Manor is truly a unique location offering a mixture of renovated late Victorian buildings and new homes. Positioned within a unique 'Parkland' style setting in a beautifully quiet and private gated community, Gatcombe Manor is all but a short drive away from the practical amenities of the Islands capital town, Newport.

Spacious, bright and light filled accommodation comprises lounge/diner, kitchen/breakfast, two bedrooms and a family bathroom. And as for outside, there is a wonderful area to enjoy which is estimated at 24 acres of communal grounds. The development also benefits from stunning grounds that are for the exclusive use of the residents and their family and friends when they visit. The property offers allocated parking space x2 and visitors car parking area.

This location offers a well-balanced lifestyle between Town and Country with the Islands' capital of Newport all but a five-minute drive away. With many outstanding foot and bridle paths nearby, this location provides ample walking and riding opportunities. Nearby Rookley is a popular village and offers several practical amenities including a village shop, pub and restaurant at the Country Park and another pub 'The Chequers Inn' is a short distance from the village.

In summary, this is a fantastic opportunity for those who are searching for the best of both worlds, as this peaceful location provides easy access to all the conveniences and amenities that Newport has to offer. A superb range of supermarkets, high street shops, coffee shops, eateries and pubs are all on hand supported by hospital, doctor surgeries, dental practices and much, much more!

Local Authority - Isle of Wight Council
Council Tax Band - D
Tenure - Leasehold (113 Years remaining)

Accommodation

GROUND FLOOR

Communal Entrance

Entrance Hall

Lounge/Diner/Kitchen 20'2 x 16'6

Bedroom 1 13'0 x 11'3 built in wardrobe

Bedroom 2 9'0 x 9'9 built in wardrobe

Bathroom

OUTSIDE

Allocated Parking for 2

Communal Grounds extending to approximately 24 acres

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

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Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggio.co.uk

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 64 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |