



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE

4 Hardy Villas

Whitecroft Park, Gatcombe, Isle of Wight PO30 3FE



£250,000
LEASEHOLD



Forming part of the fabulous Gatcombe Manor Estate, surrounded by tranquil gardens and woodland, this two-bedroom first-floor apartment is well maintained and beautifully presented throughout.

- First-floor apartment in a prestigious, historic building
- Peaceful rural setting on the outskirts of Newport
- Allocated parking for two vehicles
- Views over grounds and surrounding countryside
- Gas central heating and double-glazed sash windows
- Period character with contemporary floorplan and decor
- Two double-bedrooms and two bathrooms
- Open-plan living area with a beautiful modern kitchen
- Amenities of Newport town centre nearby
- Offered for sale chain free and ready to move into

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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This fantastic apartment is set within an impressive, gated development comprising a combination of beautifully converted Victorian buildings and newly constructed homes. Hardy Villas forms part of a characterful historic building which has undergone an extensive renovation project to offer a collection of high-specification apartments. Exhibiting contemporary finishes that sympathetically enhance the character of the building, the apartment is presented with fresh white décor which is enhanced by the natural light from the fabulous tall sash windows. High ceilings provide a sense of grandeur throughout the accommodation, which features an open plan living area with a contemporary kitchen complete with integral appliances, two double-sized bedrooms, one of which is ensuite, and a family bathroom. Outside, there are two allocated parking spaces, and this historic development is surrounded by flourishing woodland and expansive green spaces that provide a wonderfully peaceful setting exclusively for residents to enjoy.

Surrounded by idyllic countryside, this fabulous home also offers a convenient lifestyle with Newport town centre just a few minutes drive away offering an array of shops, cafes, bars and restaurants, and enjoys beautiful Georgian and Victorian architecture with the Newport Minster Church in the centre. A network of rural footpaths and bridleways are easily accessible and provide a magnificent array of walking and riding options. Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are just a 20-minute drive away, and the Cowes to Southampton catamaran foot passenger service is located only 7.9 miles away. A frequent Southern Vectis number 6 bus service serves Sandy Lane and all other Island bus services connect at the nearby Newport bus station.

Welcome to 4 Hardy Villas

Located on the east side of this exclusive rural development, Hardy Villas is accessed via a secure communal entrance door, opening to a well-presented lobby. A flight of stairs leads up to the first-floor landing, and a smart white front door opens to the apartment.

Entrance Hall

The light, bright ambience starts in the entrance hall, due to the combination of stunning, tall double glazed sash windows and bright white décor which continues throughout the apartment. The entrance hall has a soft, neutral carpet, pendant lighting and an airing cupboard which is also home to the electrical panel and hot water system. White panel doors lead to both bedrooms, the living area and the family bathroom.

Open Plan Living Area

19'1" max x 17'11" (5.82m max x 5.48m)

Spacious and bright, the large, open plan living area has triple aspect glazing providing a nice outlook and filling the room with light. Zoned lighting comprises a pendant over the living area, recessed spotlights in the kitchen and feature pendants in the dining area. White walls combine with a neutral carpet, which transitions to attractive tiles in the kitchen area. The kitchen is a fabulous combination of base and wall cabinets, presented in a glossy cream finish with stylish wood-laminate worktops. Integrated appliances include an oven, grill and gas hob, complete with an extractor hood over, a dishwasher and a fridge and freezer. The kitchen benefits from under cabinet lighting and a stainless-steel sink and drainer with a swan neck mixer tap. A cabinet also neatly conceals a Glow Worm combi boiler.

Bedroom One

13'6" max x 12'6" (4.12m max x 3.83m)

The primary bedroom has two tall windows, providing a lovely view across the grounds with a beautiful rural landscape in the background. The white décor and neutral carpet continue, and this bedroom also benefits from recessed spotlights and a large built-in wardrobe, complete with sliding mirror doors. A door leads into the ensuite.



Ensuite

Presented in a blend of neutral tiles and white décor, the ensuite is well proportioned and features a large corner shower, contemporary floating basin with a mixer tap and matching WC, and a heated chrome towel rail. The ensuite also has recessed spotlights and a large fitted mirror which enhances the feeling of light and space.

Bedroom Two

12'9" max x 9'10" (3.89m max x 3.01m)

Bedroom two is another generously proportioned room, with a window overlooking the grounds, a feature light, fresh white décor and a neutral carpet and it has the added benefit of a large, built in wardrobe with sliding mirror doors.

Family Bathroom

The family bathroom is well appointed, with a white suite comprising a full size bath with shower over, complete with glass screen, a floating basin with contemporary mixer tap and a matching WC. There is also a heated chrome towel rail, a window to the front aspect, recessed spotlights and the bathroom is presented with a mix of white walls and neutral tiles.

Outside & Parking

There are two parking bays allocated to the apartment and visitor parking areas can be found at the front of the development. This unique development is surrounded by a beautiful parkland setting which offers an array of peaceful spots to relax and tranquil woodland walks that can be exclusively enjoyed by residents and their visitors.

This fantastic apartment offers an abundance of elegant period charm and presents an exciting opportunity to acquire a beautiful two-bedroom home within a peaceful and well-maintained development. An early viewing is highly recommended with the sole agent Susan Payne Property.

Additional Details

Tenure: Leasehold

Lease Term: 125 years from 29.09.2012

Service Charge including Reserve Fund Contribution: £3100 Annually

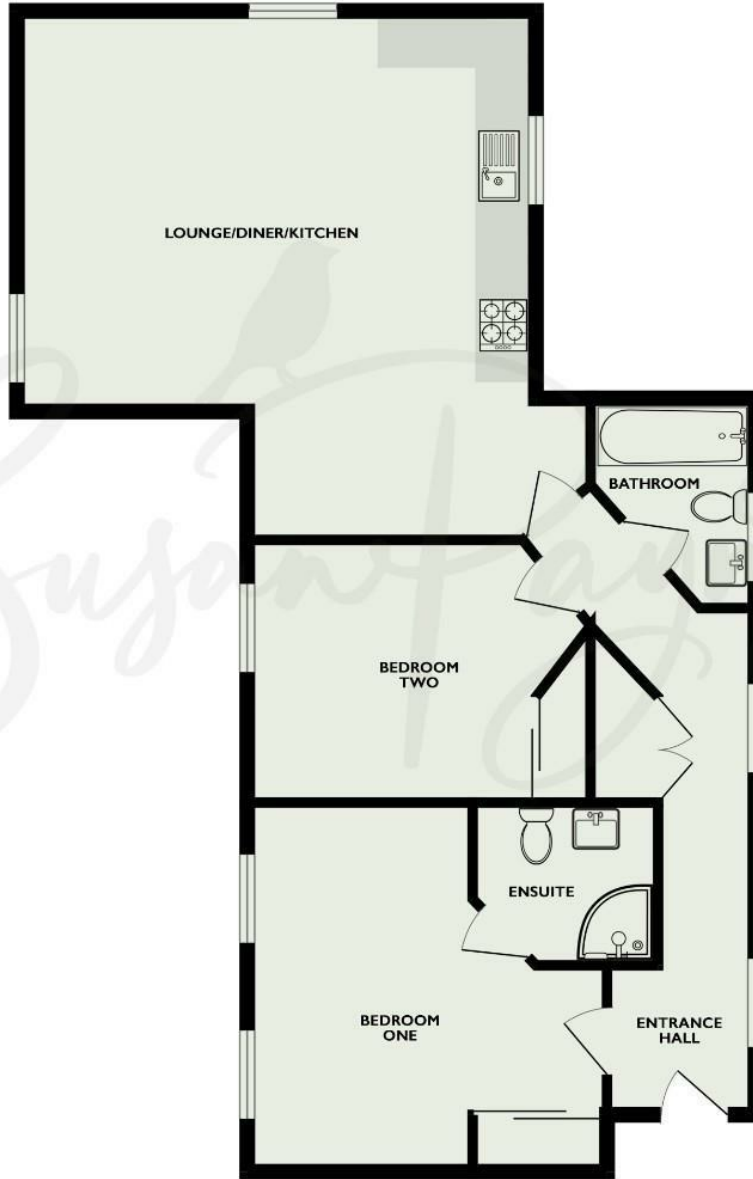
Estate Charge and Ground Rent: £852 Annually

Council Tax Band: D

Services: LPG Calor gas heating, electricity, and water



First Floor
819sqft (76.1sqm) approx.



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		58	60
		EU Directive 2002/91/EC	

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

Agent Notes:

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