



# Woodlands Cottage

Marvel Lane, Newport, Isle of Wight PO30 3DT

**£1,000,000**  
FREEHOLD



Woodlands Cottage is a stunning, recently built contemporary home, positioned in an enviable location with spectacular rural views, set a generous, secluded plot and with additional accommodation within the grounds.

- Beautifully designed and constructed modern family home
- Completely private, secluded location with magnificent views
- Spacious accommodation with a light, bright ambience
- Magnificent rural views towards Carisbrooke Castle
- Set in an AONB and conveniently close to local amenities
- Completed 2020, with balance of LABC warranty remaining
- Accessed via unmade lane, further enhancing privacy
- High-quality finishes and excellent energy efficiency
- Separate chalet and static home, providing income potential
- 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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Constructed from the ground up on the site of a former farm-workers cottage, Woodlands Cottage has been intelligently designed in a contemporary style, which combines with fabulous landscaping around the property to create a beautiful family home, sitting perfectly in its glorious surroundings. The modern, flowing floorplan makes the most of the available space, with generously proportioned accommodation, open-plan living and an abundance of glazing creating a light, bright ambience throughout and maximising the breath-taking rural views. The property offers the best of both worlds, offering country living with the peace of mind of a nearly new building, complete with the balance of the build warranty (6 years approx), modern energy efficiency with an air-source-heat pump and solar, high-quality finishes and chic neutral décor throughout. Woodlands Cottage also has the added benefit of a newly constructed one-bedroom chalet and a two-bedroom static home, both with separate entrances, private outside spaces and fantastic views. These versatile additions provide flexible options for holiday rental income potential, multi-generational living or work-from-home spaces.

Secluded and private, the position of Woodlands Cottage is unique, set into a gentle hillside, surrounded by an ancient copse and overlooking the rolling rural landscape of the outskirts of Newport. This tranquil area is overflowing with wildlife, with the views stretching over fields with grazing deer and cattle, equestrian paddocks and woodland, and extending all the way to the enchanting Carisbrooke Castle and downs beyond. A network of footpaths and bridleways are immediately accessible from the property, and the extensive amenities of nearby Newport are also conveniently close by. Being located at the centre of the Island means that the superb coastline is never too far away, and additionally, mainland transport links are within easy reach with regular car ferry services from Fishbourne to Portsmouth and East Cowes to Southampton located under a 30-minute drive away from the property.

### **Welcome to Woodlands Cottage**

From the idyllic Marvel Lane, which meanders through the countryside, the private Copse Lane leads up through a tranquil woodland to the cottage. Passing entrances to both the chalet and static home, a gravel driveway provides plenty of parking and sweeps to the immaculate façade of the property, presented in crisp white render, Siberian Larch cladding and with contemporary grey double-glazing. A sandstone path leads around the house and provides access to the front door.

### **Entrance Hall**

The spectacular double-height entrance hall has a two-storey glazed elevation, creating a light, open ambience which is enhanced by the fresh white décor and engineered oak flooring which benefits from underfloor heating and flows throughout the ground floor. Stairs lead to the first floor, glazed oak doors lead to the lounge, and the hall is open plan to the kitchen/diner.

### **Open Plan Kitchen/Diner**

*32'02 x 15'01 (9.80m x 4.60m)*

Spacious and light, the spectacular kitchen/diner is a social space at the heart of the home. The engineered oak flooring and white décor continues, and the room is flooded with natural light, with twin aspect glazing providing views to the castle and full-width bi-fold doors which lead out onto the terrace. There is plenty of space, and the dining area is currently home to a large dining table, made from a beech tree that was felled in the neighbouring copse. A luxuriously large kitchen island creates a soft divide between dining and kitchen areas, and has a fabulous granite worktop, complete with inset sink, and there is space for barstools. Kitchen cabinets are modern shaker style, in a combination of grey and cream finishes, complemented with solid wood worktop. A large Smeg range has a glass splashback with interchangeable picture backdrop, and there is a built-in overhead unit that neatly conceals the extractor hood. There is a recess, perfectly sized for an American style fridge/freezer, a glazed oak door to the utility/boot room, and double doors provide access to a fantastic walk-in pantry.



### **Utility/Boot Room**

*14'10 x 8'08 (4.52m x 2.64m)*

Conveniently placed adjacent to the kitchen, and with a door to the side aspect of the house, the utility/boot room is an extremely useful space. Fitted shaker style cabinets have a solid wood worktop and inset Belfast sink with a swan neck mixer tap, and there is space and plumbing for a washing machine and dryer. The utility is also home to the Solis solar panel controller. A window looks south over the lawn, and doors lead into a pair of cupboards and to a wetroom.

### **Wetroom**

*9'10 x 3'05 (3.00m x 1.04m)*

Large format grey tiles combine with vinyl flooring in the ground floor wetroom, which has a large shower to one end, complete with rainshower head, a compact vanity basin with a mixer tap, storage under and an illuminated mirror over, and a concealed cistern low-level WC.

### **Lounge**

*21'06 x 14'07 (6.55m x 4.45m)*

The generously proportioned lounge features twin aspect glazing, with a window looking over the front lawn and bi-fold doors providing lovely rural views and access to the terrace. The white décor and engineered oak floors flow through into the lounge.

### **First Floor Landing**

A beautifully finished architectural oak turning staircase leads up to the spacious gallery landing, which has a glass balustrade and looks out over the staircase and through the double height glazing to the front lawn. Fresh white décor is complemented with a plush grey carpet, and the landing also has a vaulted ceiling with an exposed beam which adds further character. Doors lead to all three bedrooms and to the family bathroom.

### **Bedroom One**

*20'00 x 12'11 (6.10m x 3.94m)*

The primary suite comprises a fabulously large bedroom, walk-in wardrobe and an ensuite bathroom. The bedroom has twin aspect glazing, with views over downland, and the white décor and plush carpet continues. A door leads into the walk-in wardrobe, which has shelving and its own light, and a door leads into the ensuite.

### **Ensuite**

*10'00 x 6'11 (3.05m x 2.11m)*

The well-appointed ensuite has a window to the rear aspect with lovely views, a generous, walk-in shower with beautiful feature tiles, soft grey walls and a smart grey luxury vinyl tile flooring. The ensuite also benefits from a large floating vanity basin, complete with a blue glass splashback and an illuminated mirror over, a concealed cistern low-level WC and two heated chrome towel rails.

### **Bedroom Two**

*19'04 x 14'09 (5.89m x 4.50m)*

The second bedroom is spacious and light, and has been constructed with window and radiator positions considered so that it could easily be split into two bedrooms. Currently one large room, twin aspect glazing fills the room with light and provides some fabulous views, and a whole wall of built-in wardrobes have oak doors and provide an abundance of storage. A hatch provides access to the loft space.

### **Bedroom Three**

*15'01 x 11'04 (4.60m x 3.45m)*

Another well-proportioned bedroom, with twin aspect glazing with fantastic views, neutral decoration and a useful built-in wardrobe.



### **Family Bathroom**

*15'01 x 6'06 (4.60m x 1.98m)*

The family bathroom is intelligently designed, with an inset shower with chic patterned tiles, a full size double ended bath with a central mixer tap, a large floating vanity basin with a blue glass splashback and an illuminated mirror over, and a concealed cistern WC, and two heated chrome towel rails. The bathroom also has a built-in airing cupboard.

### **Outside**

To the front of the property, a large lawn is south facing and is enclosed with a mix of fencing and well-established planting. Gabion walls retain the lawn and a sandstone path leads around the house, meeting at a fabulous tiled sun terrace which is also accessible from the kitchen/diner and the lounge, and provides a tranquil outside dining and seating area with spectacular views. The large gravel driveway provides plenty of parking.

### **Chalet**

Accessed via a driveway with a private parking space, the newly constructed chalet is set among mature silver birch trees and is looking out over the downs. The chalet comprises an open plan living area with kitchen, a double-bedroom with lovely views and a shower room. Outside there is a decked sun terrace.

### **Static Home**

Also accessed via a separate entrance from Copse Lane, the static home offers additional accommodation and has a large sun deck, lovely rural views, and is enclosed with fencing which enhances privacy.

Woodlands Cottage presents a unique opportunity to purchase a stunning, unique home, benefitting from modern build standards and beautiful finishes and decoration, set in an extremely desirable rural location. An early viewing is highly recommended with the sole agent Susan Payne Property.

### **Additional Details**

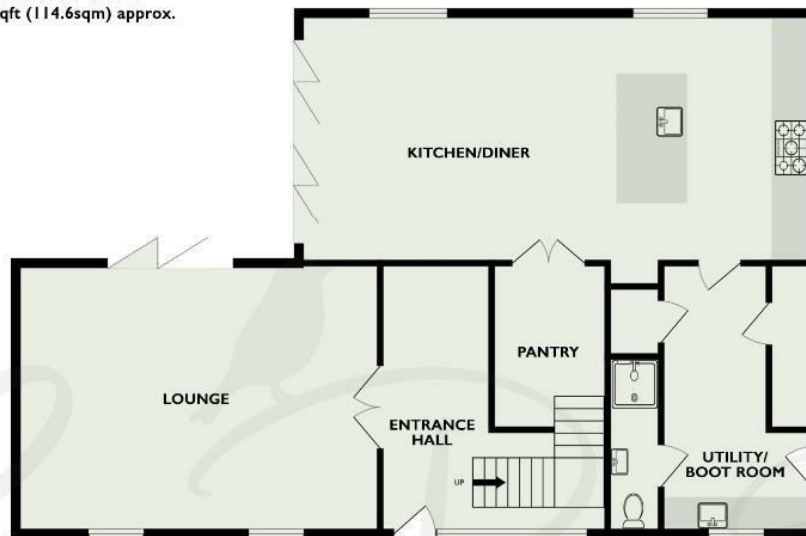
Tenure: Freehold

Council Tax Band: F

Services: Mains water and electricity, air source heat pump, solar panels and private drainage



**Ground Floor**  
1234sqft (114.6sqm) approx.



**First Floor**  
1234sqft (114.6sqm) approx.



Floorplan for illustrative purposes only and not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		96	100
(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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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