

- 
- Parking with Garage
  - Predicted Energy Rating A - Super Energy Efficient Home
  - Mortgage Rates as low as 1% possible through Own New Scheme
  - Nominated for Residential Development of the Year 2025 at the South Coast Property Awards
  - 10 Year Build Warranty & Captiva Exclusive 2 Year Defect Warranty
  - Double Fronted Home
  - PV (Solar) Panels, Air Source Heat Pump & Underfloor Heating
  - Award Wining Development for Build Quality

Plot 56, The Merstone, Lily Cross Farm West Street, Godshill, PO38 3HL

£389,995



This attractive double fronted detached house, 'The Merstone', conceals a wonderfully stylish internal design. A winding stairwell sits to the far end of the generous entrance hall which is as much a feature as a necessity. The separate sitting room is sensibly spacious and the open plan kitchen/diner has French doors with direct access to the lawn gardens. At first floor the master bedroom is en suite and there are two further bedrooms and a family bathroom for all to use. The essential parking hardstands sit next to the property. This appealing development is positioned within the village of Goshill with picturesque rural surroundings and a 'postcard perfect' village centre with convenience store, buses and some wonderful establishments to eat and drink. The village sits between the Island's principal town of Newport and the popular coastal town of Shanklin. Newport town is home to the most extensive range of retail shops, services and facilities found anywhere on the Island and these will be a short car journey away. A network of footpaths and bridleways navigate the rural surroundings connecting to other well-trod routes, villages and towns. Call us on 01983 611511 to check availability for these lovely new homes.





# Accommodation

**Entrance Hall**

**Cloakroom W.C**

**Kitchen/Diner**

17'2" x 12'2" (5.23m x 3.71m)

**Living Room**

17'2" x 10'5" (5.23m x 3.18m)

**Landing**

**Bedroom 1**

11'10" x 10'5" (3.61m x 3.18m)

**En Suite**

**Bedroom 2**

11'9" x 9'4" (3.58m x 2.84m)

**Bedroom 3**

7'3" x 6'9" (2.21m x 2.06m)

**Bathroom**

7'3" x 6'9" (2.21m x 2.06m)

**Garage**

**Parking**

Driveway parking.

**Garden**

Lawned gardens.

**Heating**

Air source heat pump and underfloor heating.  
Pv (solar) Panels.

**Tenure**

Freehold

**Council Tax**

To be confirmed



**Flood Risk**  
Very Low Risk from rivers and sea.

**Broadband Connectivity**  
Openreach and Wightfibre networks. Up to Ultrafast fibre broadband available.

**Construction Type**  
Brand new cavity wall construction

**Mobile Coverage**  
Coverage includes EE & O2

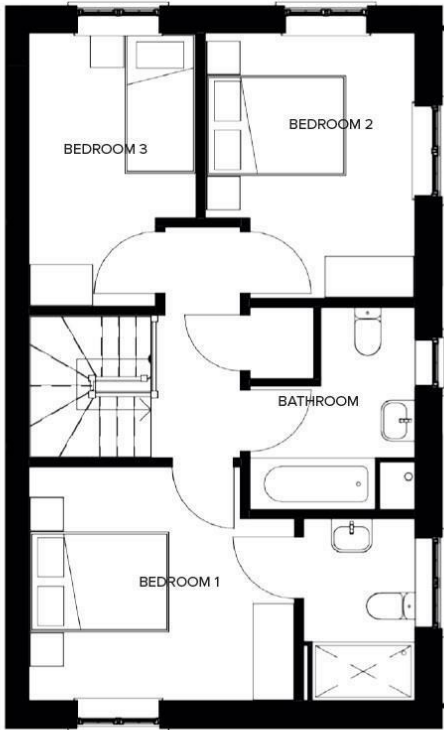
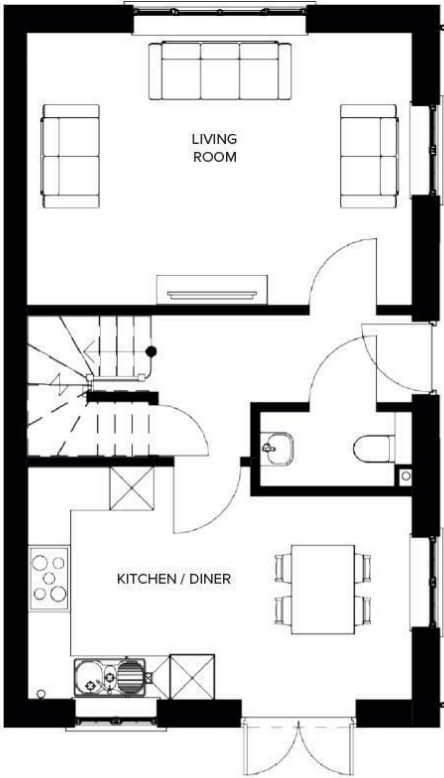
**Services**  
Unconfirmed electric, water, drainage and broadband.

**Agent Notes**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

**GROUND FLOOR**

Living Room  
5237mm x 3175mm  
17'2" x 10'5"

Kitchen / Dining  
5237mm x 3707mm  
17'2" x 12'2"



**FIRST FLOOR**

Bedroom 1  
3608mm x 3175mm  
11'10" x 10'5"

Bedroom 2  
3600mm x 2845mm  
11'9" x 9'4"

Bedroom 3  
3707mm x 2278mm  
12'2" x 7'5"

Bathroom  
2220mm x 2100mm  
7'3" x 6'9"



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		EU Directive 2002/91/EC	

**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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Viewing:      Date .....      Time .....