



- Attractive Brand New Detached House Ready to Move Into
- Driveway and Garage
- EPC A - Super 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
- Opportunity to extend the living space
- Award Winning Development for Build Quality
- 10 Year Build Warranty and Captiva Exclusive 2 Year Defect Warranty
- PV (Solar) Panels. Air Source Heat Pump & Underfloor Heating
- Carpets and Flooring Included

Plot 64, The Newbridge, Lily Cross Farm West Street, Godshill, Ventnor, PO38 3HL

£434,995

Nestled in the charming village of Godshill, Ventnor, this brand new detached house offers a perfect blend of modern living and tranquil surroundings. With a thoughtfully designed internal layout, the property features three well-proportioned bedrooms, including a convenient en suite, making it an ideal choice for a growing family or those seeking a serene village lifestyle.

The heart of the home is undoubtedly the spacious family kitchen and dining area, measuring an impressive 20'10. This inviting space not only serves as a hub for family gatherings but also seamlessly connects to the garden, allowing for a delightful indoor-outdoor flow.

This energy-efficient residence is equipped with underfloor heating throughout, powered by an air source heat pump, and benefits from solar panels that generate electricity, ensuring a sustainable living environment.

Parking is a breeze with ample space for three vehicles, thanks to both the driveway and the garage. This new build is not just a house; it is a home designed for comfort and convenience, set in a picturesque village that offers a peaceful retreat from the hustle and bustle of everyday life.

If you are looking for a modern, efficient home in a lovely community, this property on the Lily Cross Farm development is certainly worth considering.



Accommodation

Entrance Hall

Cloakroom W.c

Living Room

14'8 x 13'2 (4.47m x 4.01m)

Kitchen/Family/Dining

20'10 x 12'4 (6.35m x 3.76m)

Landing

Bedroom 1

13'4 x 13'2 (4.06m x 4.01m)

En Suite

Bedroom 2

11'3 x 9'5 (3.43m x 2.87m)

Bedroom 3

9'5 x 9'2 (2.87m x 2.79m)

Bathroom

7'6 x 6'0 (2.29m x 1.83m)

Garage

Attached garage with an up and over door. internal access to kitchen/Diner. Dedicated utility area.

Parking

Driveway parking

Garden

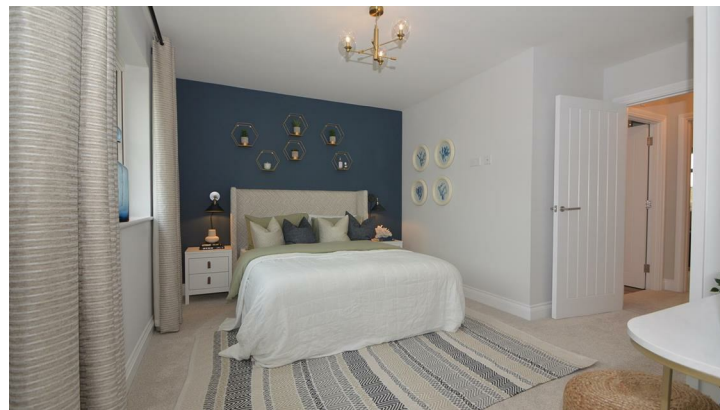
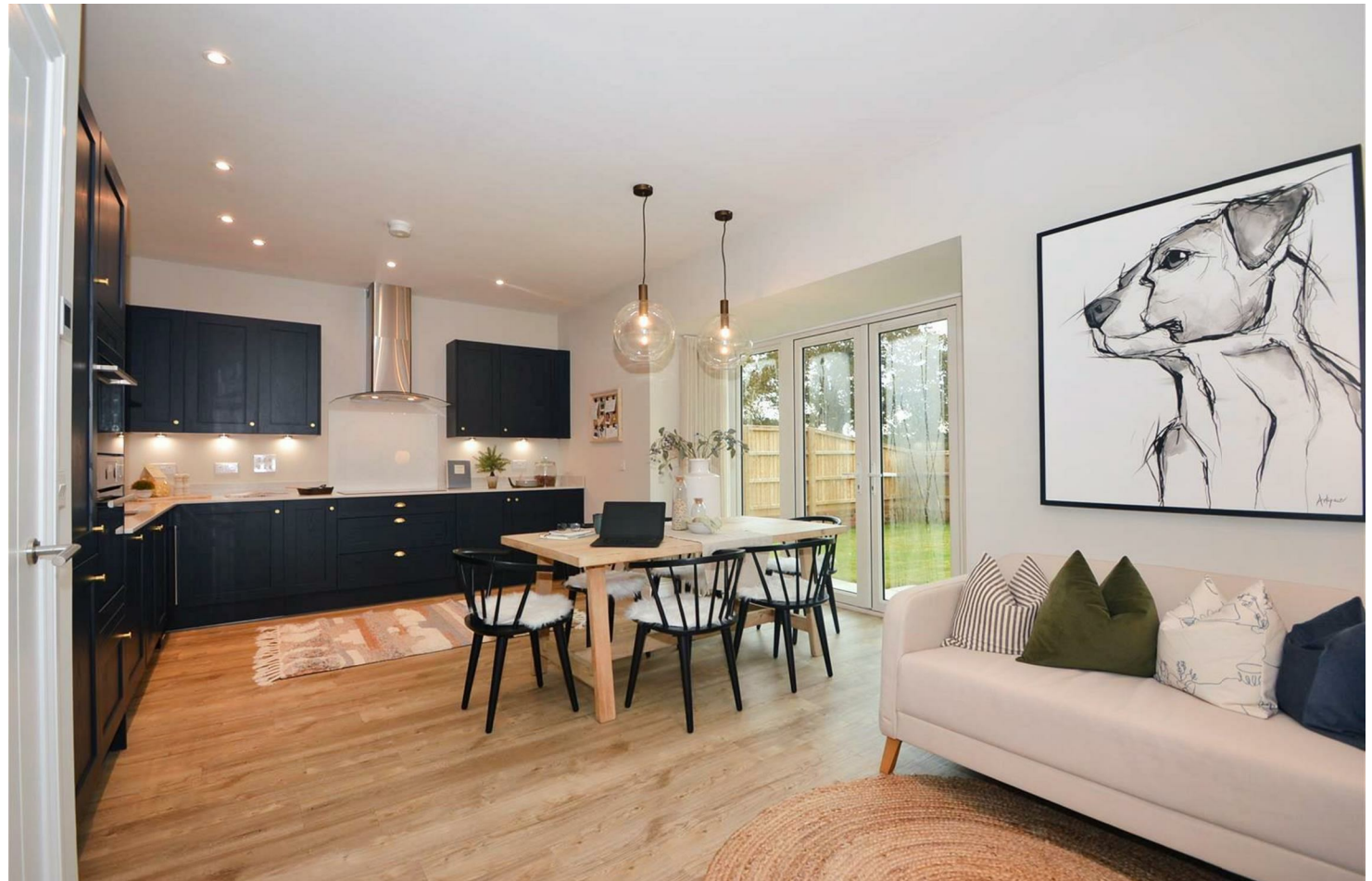
Lawned gardens

Tenure

Freehold

Heating

Air source heat pump and underfloor heating



Council Tax
To be confirmed

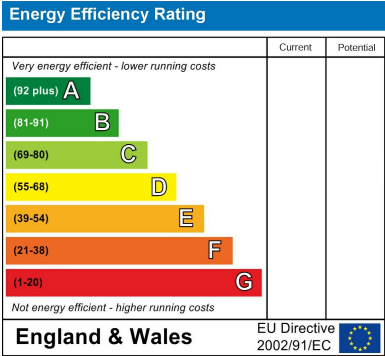
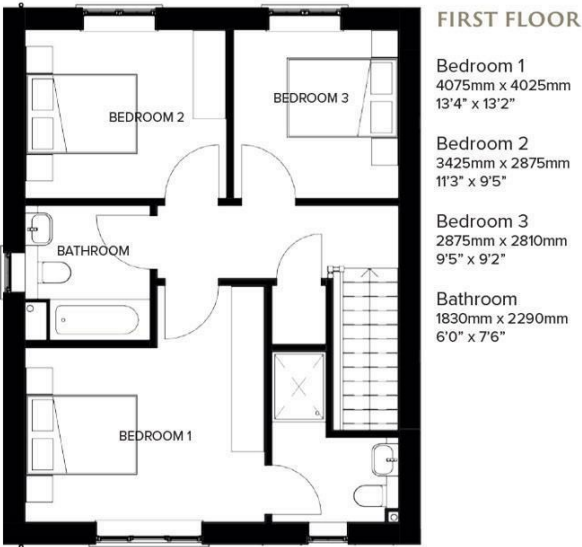
Construction Type
New build cavity wall

Broadband Connectivity
Openreach and Wightfibre networks. Up to ultrafast fibre available.

Mobile Coverage
Includes O2 & EE. Limited coverage from Three & Vodafone

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

Agents Note
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.



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 Tombletons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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