



- Superior Brand New Detached Home
- Air Source Heat Pump, Under Floor Heating, PV Solar Panel, Heat Recovery System
- Integral Garage & Driveway Parking
- West Facing Lawned Gardens
- 4 Double Bedrooms
- Nominated for Residential Development of the Year 2025 at The South Coast Property Awards
- Popular Village Location
- Family Bathroom, En Suite & Cloakroom W.c
- 10 Year Build Warranty
- Predicted Energy Rating A- Super Energy Efficiency

Plot 35, The Porchfield, Lily Cross Farm West Street, Godshill, Ventnor, PO38 3HL

£475,000

This is a select development of 2,3 & 4 bedroom homes including bungalows. A desirable and elegant home tastefully designed to incorporate a wealth of contemporary features and accoutrements. One of the more substantial DETACHED homes found in Godhill's most significant new development. The internal layout favours the separate sitting room and open plan kitchen/dining design in keeping with the demands of modern living. The clever use of box bay windows in the living spaces encourages swathes of natural light whilst offering pleasant garden vistas. There are four well proportioned bedrooms with the master being en suite and there is a further family bathroom for all to use. An integral garage with internal access to the main house makes for easy storage as well as secure parking. This appealing development is positioned within the village of Godshill 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. NB: Images used are of a show home from a previous site as a guide to how this property could look when decorated and furnished.



Accommodation

Entrance Hall

Living Room

14'7" x 11'5" (4.45m x 3.48m)

Kitchen/Diner

19'1" x 11'4" (5.82m x 3.45m)

Utility

Cloakroom W.C

Landing

Bedroom 1

14'11" x 12'2" (4.55m x 3.71m)

En Suite

Bedroom 2

10'10" x 9'10" (3.30m x 3.00m)

Bedroom 3

10'8" x 9'3" (3.25m x 2.82m)

Bedroom 4

9'1" x 8'1" (2.77m x 2.46m)

Bathroom

5'7" x 9'1" (1.70m x 2.77m)

Integral Garage

With an up and over door.

Parking

Driveway Parking

Garden

Lawned gardens.

Tenure

Freehold

Council Tax

To be confirmed

Heating

Air source heat pump and underfloor heating



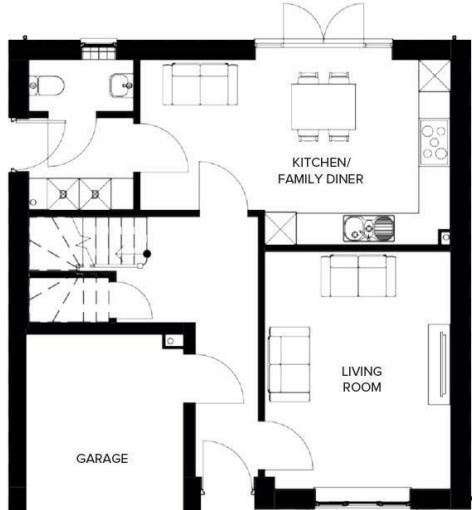
Flood Risk
Very Low Risk

Broadband Connectivity
Openreach & Wightfibre Networks up to Ultrafast Available.

Mobile Coverage
Coverage includes: EE, Three, Vodafone & O2

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

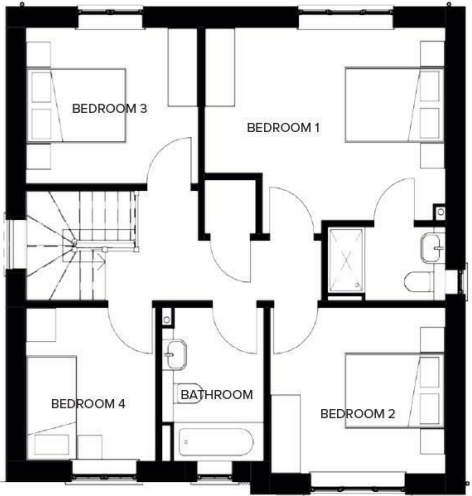
Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will 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
4450mm x 3500mm
14'7" x 11'5"

Kitchen / Family / Dining
5836mm x 3473mm
19'1" x 11'4"



FIRST FLOOR

Bedroom 1
4550mm x 3714mm
14'11" x 12'2"

Bedroom 3
3260mm x 2820mm
10'8" x 9'3"

Bathroom
1710mm x 2770mm
5'7" x 9'1"

Bedroom 2
3312mm x 3000mm
10'10" x 9'10"

Bedroom 4
2775mm x 2460mm
9'1" x 8'1"



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

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