



- Superior Brand New Detached Home with 4 Double Bedrooms
- Air Source Heat Pump, Under Floor Heating, PV Solar Panel, Heat Recovery System
- Integral Garage & Driveway Parking
- West Facing Lawned Gardens

- Carpet and Vinyl Included
- 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, Godshell, Ventnor, PO38 3HL

**£475,000**

Plot 35 is our 'Porchfield' style home at Lily Cross Farm, Godshill, which offers an opportunity to own a brand new home with rural walks on your doorstep.

Our Porchfield design is a luxurious four bedroom home created by a combination of a kitchen/diner, separate utility room, integral garage, family bathroom and master ensuite. The property comprises of an internal door which leads to the garage. The family sitting room is positioned at the front and is wonderfully light, spacious and cosy. The stunning open plan kitchen/dining/living space to the rear is similarly well lit and seamlessly connects to the garden. The rear additionally includes a dedicated utility area, keeping base functional facilities away from the open plan kitchen/diner. The first floor includes 4 bedrooms, the master being en suite, and a family bathroom for all to use. 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. With ample parking and a prime location, Plot 35 combines comfort, convenience, and charm, making it the perfect choice for anyone seeking a new home on the Island. This family home is available soon and offered chain free.

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



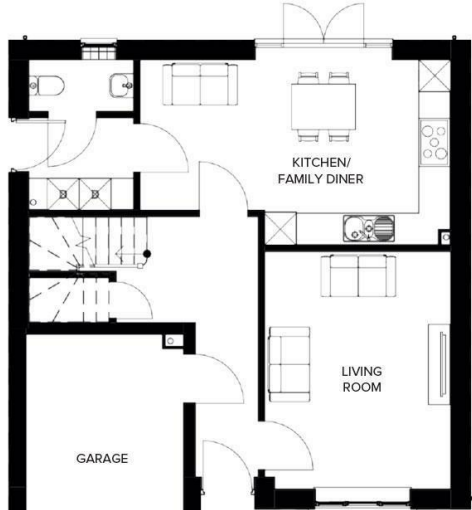
**Flood Risk**  
Very Low Risk

**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.

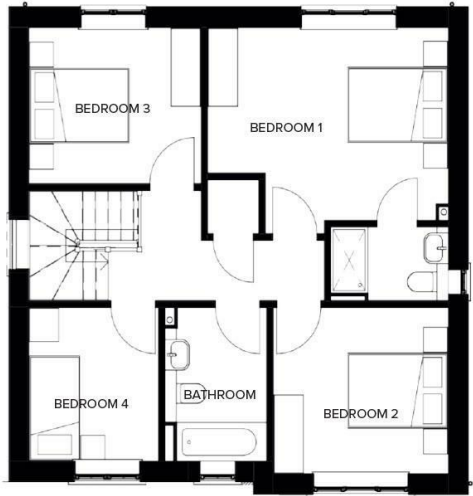
**Agents Notes**  
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we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