



Whitecroft Park

Gatcombe

£325,000



Lancasters

Welcome to 29 Whitecroft Park, Gatcombe Manor. This stunning property features 4 double bedrooms, 2 bathrooms, integral garage, and large garden.

Situated within a private estate of some 25 acres, Gatcombe Manor is the ultimate Isle of Wight rural country estate.



4 Bedroom Townhouse

Entrance Hall

Oak Hardwood door into Entrance Hall with space for coats and shoes, and stairs to the first floor. Doors to...

Sitting Room

15' 9" x 13' 7" (4.8m x 4.14m)

Large family Sitting Room. Double patio doors and window onto the patio and garden beyond.

Kitchen/Dining

20' 7" x 9' 5" (6.27m x 2.87m)

Beautiful open plan Kitchen Dining space, perfect for entertaining. Fully fitted kitchen with integrated appliances, granite worktops and breakfast bar. Window and double doors onto the garden.

Integral Garage

17' 5" x 9' 3" (5.3m x 2.81m)

Plastered and painted white, with power and light. Up-and-over Oak door the front.

Cloakroom Accessed from the Entrance Hall, with WC, basin and extractor.

Storage Deep under stairs cupboard accessed from the Dining Area.

First Floor Spacious open Landing area with doors off to...

Bedroom 1

13' 7" x 10' 0" (4.15m x 3.06m)

Master Bedroom with large windows across the rear garden. Built in mirrored wardrobes. Door to...

En Suite

8' 9" x 5' 11" (2.67m x 1.8m)

Luxurious fully tiled bathroom with extra large walk-in shower. Vanity basin and WC.

Bedroom 2

12' 5" x 9' 10" (3.78m x 3m) L Shaped

Double bedroom with large window to the front. Currently used as a home entertainment room.

Bedroom 3

12' 1" x 9' 10" (3.69m x 3m) L Shaped

Double bedroom with window to the rear.

Bedroom 4

10' 1" x 9' 4" (3.07m x 2.85m)

Double bedroom with window to the rear.

Family Bathroom

9' 10" x 8' 6" (3m x 2.6m)

Large Family Bathroom with frosted window to the front. Bath with shower over, WC, and vanity basin.

Parking The property is paved to the front with parking for one car, plus additional guest parking within the site.

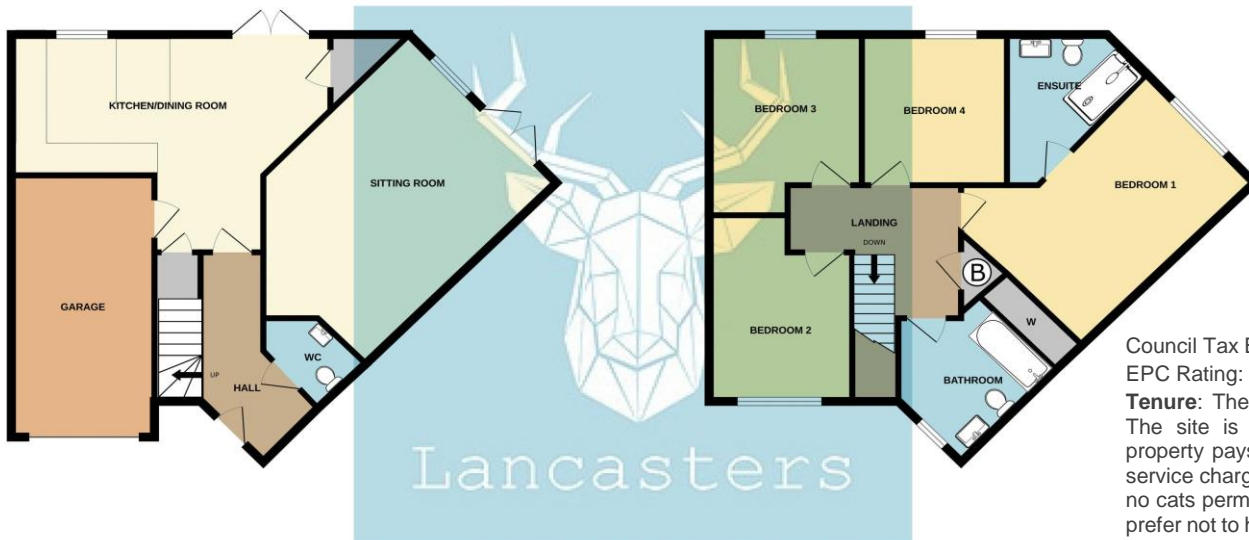
Rear Garden This corner plot has potentially the largest private garden within Whitecroft Park. Mainly laid to lawn with hedged boundaries, this property also has patio area and screened areas.

10 Year Build Warranty from March 2020.



GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.

1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.

Council Tax Band: **C**

EPC Rating: **C**

Tenure: The property is **FREEHOLD**. The site is leasehold for which the property pays approx £1,000 per year service charge. Pet restrictions apply - no cats permitted as developers would prefer not to have free roaming animals on site. Dogs ok as long as they are kept under control.

Lancasters Estate Agents

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