



## OAK BARN OXBRIDGE CLOSE

NEWPORT, PO30 2LE

£795,000  
FREEHOLD

Situated on the outskirts of Newport and in a semi-rural position. This substantial and deceptively large 5 - 6 bedroom semi-detached home is arranged over 3 floors to give versatility and ample room for any growing family. Offered as CHAIN FREE.

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# OAK BARN OXBRIDGE CLOSE

- 5 bedroom semi detached
- Semi- rural position
- Bright and spacious
- Immaculate throughout
- Wrap around garden
- CHAIN FREE

FREE



## The accommodation with approximate measurements

### Hallway 4.42 x 1.94 (14'6" x 6'4" )

Welcoming open bright area with double glazed door with glass panels to the sides. Under floor heating. Open area with stairs to first floor. Doors to:

### Study /Bedroom 3.24 x 3.27 (10'7" x 10'8")

Double glazed window to front aspect. Under floor heating.

### Kitchen / Diner 8.39 x 4.17 (27'6" x 13'8" )

Beautifully fitted modern kitchen with matching wall, base and drawer units incorporating shelved larder cupboard and ample storage. Stainless steel sink with mixer tap. Built in double fridge. Fitted dishwasher. Built in bin storage. Hotpoint electric hob with modern built in extractor over. Eye level electric built in double oven. Under floor heating. Over sized double glazed door to the side aspect. Double glazed window to rear aspect. Double glazed door to rear aspect. Doors to:

### Utility room 4.45 x 1.61 (14'7" x 5'3" )

Fitted matching base units to kitchen and larder cupboard. Built in large freezer. Space for washing machine. Stainless steel sink and drainer with mixer tap. Under stairs cupboard. Under floor heating. Door to:

### WC

Low level WC. Hand basin with vanity storage. Under floor heating.

### Lounge 4.45 x 4.65 (14'7" x 15'3" )

Over sized double glazed windows to rear aspect. Under floor heating.

### Nursery / snug room 3.45 x 3.24 (11'3" x 10'7" )

Leading from the kitchen. Double glazed window to front aspect. Under floor heating.

### Stairs to first floor

### Landing:

Large open landing. Radiator. Stairs to second floor. Doors to:

### Bedroom 3.25 x 3.27 (10'7" x 10'8")

Double glazed window to front aspect. Radiator.

### Bedroom 5.32 x 3.26 (17'5" x 10'8" )

Double glazed full length window to front aspect. Radiator.

### Master bedroom 4.97 x 4.05 (16'3" x 13'3" )

Double glazed over sized patio doors. With glass Juliet balcony. Radiator. Door to

### Dressing room

Radiator. Hanging and storage space. Door to:

### En-suite

Over size walk in shower. Low level WC. Built in storage units. Hand basin with vanity storage. Heated towel rail. Tiled flooring and walls. Double glazed window to rear aspect. Extractor fan.

### Bedroom 4.41 x 2.95 (14'5" x 9'8" )

Double glazed window to rear aspect. Radiator.

### Bathroom

Double glazed window to rear aspect. Tiled flooring and walls. Free standing feature bath. Low level WC. Hand basin. Over size walk in shower. Heated towel rail.

### Stairs to second floor

### Landing

Airing cupboard. Velux window. Door to:

### Bedroom 6.2 ( max ) x 5.17 ( 20'4" ( max ) x 16'11" )

Two Velux windows. Large picture glass window. Storage into eaves. Two radiators. Door to en-suite

### En suite

Velux window. Heated towel rail. Walk in shower. Low level WC. Hand basin. Tiled walls and floor.

### Outside

Wrap around garden and mainly laid to lawn. Large patio area.

### Additional information

Council tax band: "F"

EPC: "B"

The property is less than 2 years old and has 8 years remaining on the "Build Zone" guarantee Road - Shared ownership. Up keep is jointly responsible with the neighbour.

Please note the property is adjacent to the fields of the Isle of Wight music festival.

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### ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band F

**Viewings** – By Appointment Only

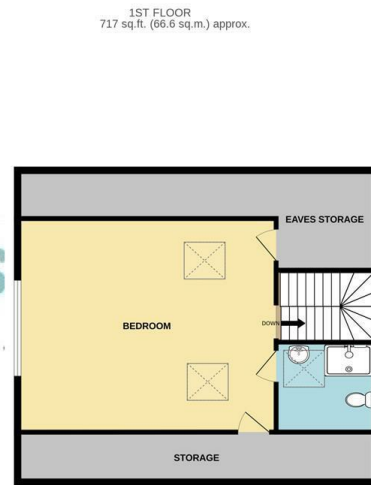
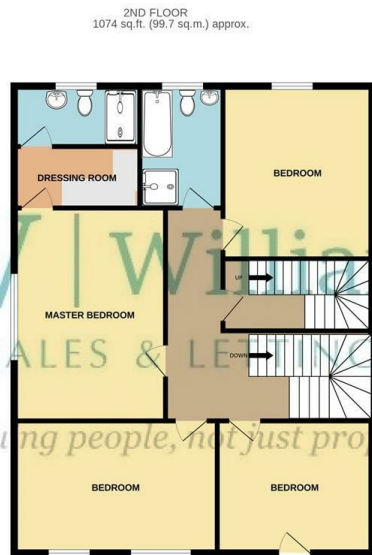
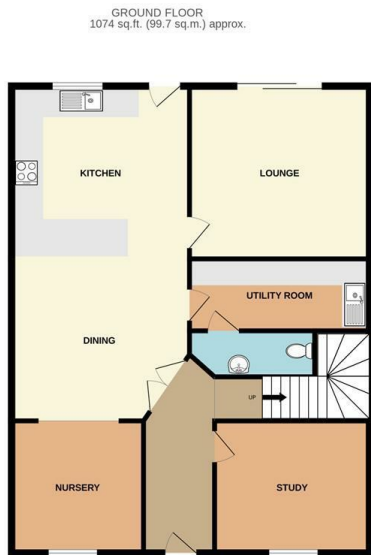
**Floor Area** – sq ft

**Tenure** – Freehold









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Valuing people, not just property

TOTAL FLOOR AREA: 2865 sq.ft. (266.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A		90	
(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	

# W | Williams

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements