



4 MOUNTFIELD

NORTON GREEN, FRESHWATER, PO40 9RU

£700,000
FREEHOLD

BRAND NEW. A Luxury 4-5 Bedroom, 3 bathroom's (2 en-suites) detached, individually designed home. Located in a sought-after Hamlet on the edge of Golden Hill Country Park. Completion expected September 2024

W | Williams
SALES & LETTINGS

MOUNTFIELD, NORTON GREEN

- 4 -5 Bedroom executive home
- Brand new home - finished expected Sept 24
- Completed to a high standard
- Beautiful, rural location

The accommodation with approximate measurements:

Downstairs is heated by underfloor heating.

Hallway

Staircase to 1st floor. Large Italian 900 x 600 porcelain floor tiles. Glass doors to the Dining Room means that as soon as you enter, your attention is taken straight through the property to the manicured rear gardens, giving a feeling of space and light.

Kitchen / Dining Room 22'11" x 14'1" max

Large Porcelain tiles throughout the Kitchen and Dining Room with Bi-fold doors and windows to rear.

Kitchen

A spacious, open plan kitchen with double glazed window to rear makes the kitchen a light place to cook and socialise. A 'Shaker' style kitchen with sage green units and finished with GRANITE worktops. Ceramic sink and drainer with mixer tap. Dual fuel 'Range' cooker Extractor over. Full length fridge. Full length freezer. Built in dishwasher.

Dining Room

Bi-fold doors leading to the patio and rear garden.

Living Room 13'9" x 12'1"

Engineered Oak flooring. Double glazed window to front. The living room is open plan to the Kitchen and again making it a sociable and open environment.

Study / Bedroom 5 14'1" x 9'10"

Patio doors to the large rear patio and gardens. Double glazed window to side. Engineered Oak flooring.

Utility Room 10'5" x 6'10"

Double glazed window to front. Floor units to match the Kitchen with Granite worktop and stainless steel sink. Space and plumbing for washing machine and dryer.

Downstairs W.C.

Low level W.C. Basin. Double glazed window to side.

Landing

Large landing area with double glazed window to front. Linen cupboard.

All bedrooms are carpeted. All bathrooms and en-suites have floor and wall tiles (en-suite floor tiles are 1200 x 600 and grey, bathroom tiles are 1200 x 600 and stone in colour. Upstairs has a traditional radiator system.

Bedroom 1 14'9" x 12'1"

Double glazed window to rear.

EN-SUITE

Shower. Basin. Low level W.C. Heated towel rail.

Bedroom 2 14'1" x 9'10"

Double glazed window to rear.

EN-SUITE

Double glazed window. Corner shower. W.C. Basin.
Heated towel rail.

Bedroom 3 12'1" x 10'9"

Double glazed window to front.

Bedroom 4 11'5" x 9'10"

Double glazed window to rear.

Bathroom

Double glazed window. Bath with shower over.
Basin. W.C.

Outside

Front.

Gravel off road parking for 3 cars. Electric car
charger. Side access to rear. Ramp to front door

Side and Rear

The Large patio at the rear extends to walkways
at either side of the property. Grounds will be
turfed and landscaped.

Build-Zone 10 year warranty.

Approx. 155 SQM

Freehold - however there will be a maintenance

charge for the road.

Mains Gas, Water and electric. Fibre broadband.
PLEASE NOTE - This is a new build property and all
details are subject to change including
measurements.

Air Source Heat Pump. Under floor heating ground
floor. Radiators to 1st floor.

LOCATION:

Set only a couple of minutes drive from the
harbour town of Yarmouth which boasts boutique
shops, great restaurants, superb sailing facilities,
Marina and mainland ferry terminal.

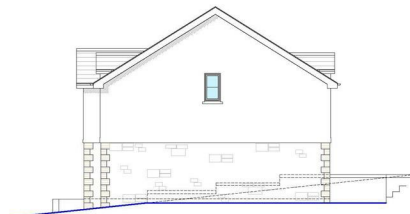
Freshwater is also a short distance away with its
range of local shops, services and amenities
including butcher, baker, fishmonger and
greengrocer. Beaches are minutes away at Colwell
Bay, Totland Bay, Freshwater Bay, and Alum Bay
(home of the needles)

MOUNTFIELD, NORTON GREEN





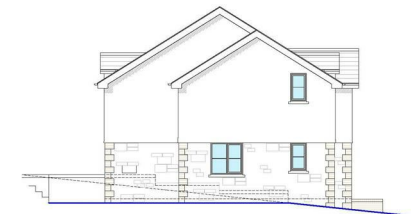
NORTH WEST ELEVATION



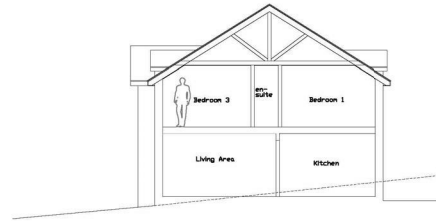
SOUTH WEST ELEVATION



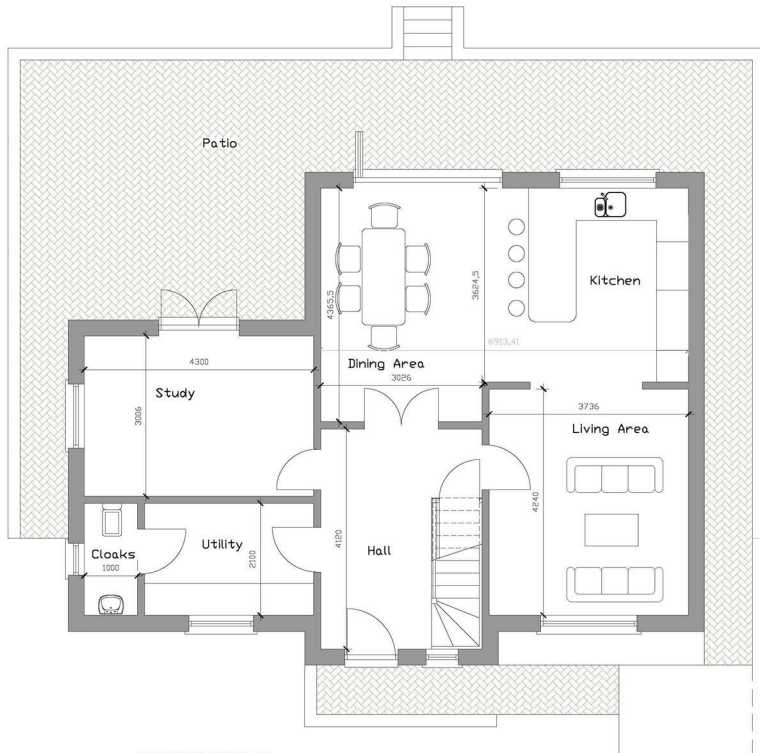
SOUTH EAST ELEVATION



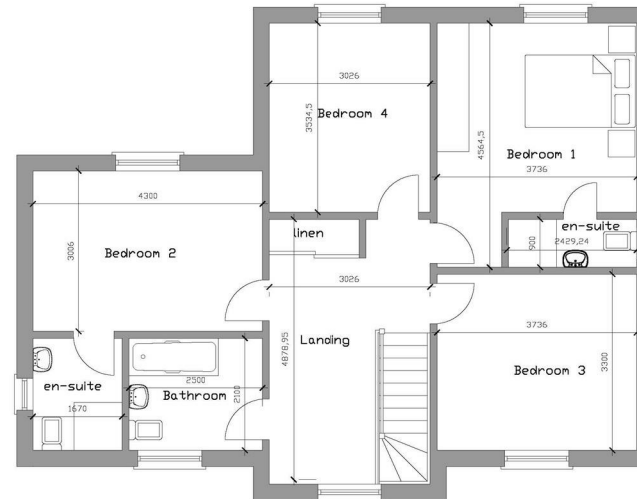
NORTH EAST ELEVATION



CROSS SECTION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



- Note:-
1. The Contractor is to be responsible for verifying all dimensions and levels on site before commencing work.
 2. All figured dimensions are to be taken in preference to any scaled dimensions.
 3. Any discrepancies are to be reported before proceeding with the work.
 4. All works are to comply fully with current Building Regulations, Codes of Practice, British Standards and the principles of protection and prevention in line with the requirements of the CDM Regulations.
 5. All specialist details are to be checked and approved by Building Control, prior to commencement of such work.
- The Construction (Design and Management) Regulations 1994:-

1. In compliance with the CDM Regulations, the Designer has a statutory responsibility to inform the Client of their necessary obligations.
2. It is the client's statutory responsibility to appoint a Planning Supervisor and a Principal Contractor for the project when the regulations apply.
3. The client should contact the Architect to ascertain whether the regulations are applicable for this project.
4. The CDM Regulations are a statutory requirement, and failure to comply with the regulations is a criminal offence.

- The Party Wall etc. Act 1996:-
1. If you intend to carry out building work which involves one of the following categories:-
 - * work on an existing wall or structure shared with another property,
 - * building a free standing wall or a wall of a building, up to or outside the boundary with a neighbouring property,
 - * excavating near a neighbouring building.

- It is essential you seek professional advice at an early stage of the project, to identify whether the work falls within the scope of the Act. If the Act applies it is the law that you must notify all affected neighbours.
2. If you start works without having first given notice in the proper way, adjoining owners may seek to stop your work through a court injunction or seek other legal redress.

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Rev.	Description	Init.	Date

Client
ROGER & JULIA MICHAEL

Job Title
**UNIT 4 REVISED
MOUNTFIELD
NORTON GREEN
FRESHWATER
ISLE OF WIGHT
PO40 9RU**

Drawing Title
**PLANNING DRAWINGS
PLANS PROPOSED (REVISED)**

V. WARREN.
8, ADELAIDE PLACE,
RYDE,
ISLE OF WIGHT.
TEL: 07966179622
email vic.warren@live.com

Scale
1/50, 1/100

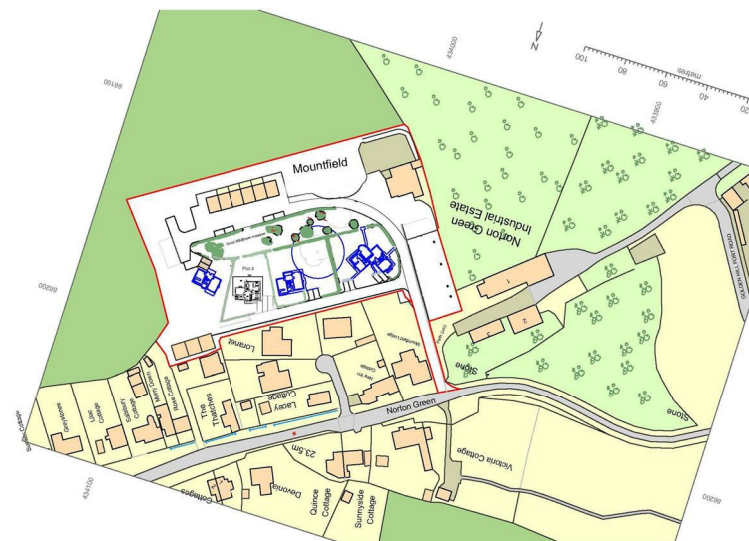
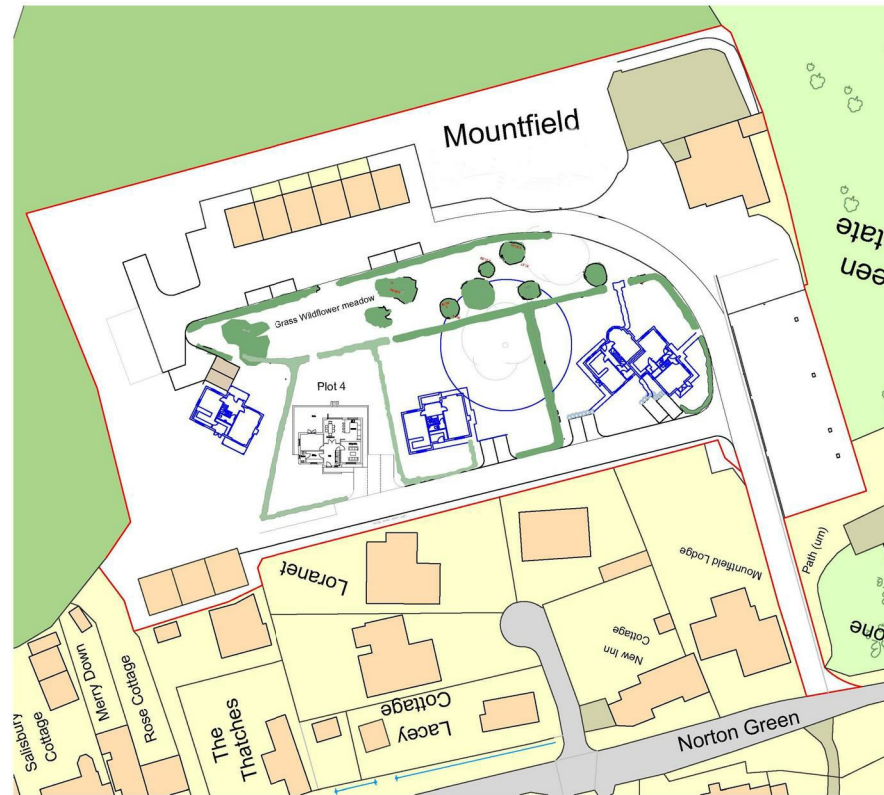
Date
JULY 2023

Drawn by
VW

Drw. No.	Rev.
521/VW/23/1	



- Hedgerows:
- H1 Common Laurel (*Prunus Laurocerasus*)
Size 800-1000mm
Containerized (potted)
Spacing: Single row in centres-2 plants per metre
 - H2 Griselinia (*Griselinia littoralis*)
Size 800-1000mm, Containerized (potted)
Spacing: Single row in centres-2 plants per metre
 - H3 Beech (*Fagus Sylvatica*)
Size 800-1000mm, Containerized (potted)
Spacing: Single row 500mm centres-3 plants per metre
 - H4 Mixed native species ('countryside' hedgerow)
Size 'Whips' 600-800mm, Bare rooted or root plugs.
Spacing: Double staggered row 500mm centres-5 plants per metre
 - H5 Lavender (Lavender Hidcot)
Spacing: Single row 500mm centres-3 plants per metre. 3Ltr pot



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Revisions

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ROGER & JULIA MICHAEL

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UNIT 4 REVISED
MOUNTFIELD
NORTON GREEN
FRESHWATER
ISLE OF WIGHT
PO40 9RU

Drawing Title

PLANNING DRAWINGS
BLOCK, SITE & LOCATION PLAN
(REVISED)

V. WARREN,
8, ADELAIDE PLACE,
RYDE,
ISLE OF WIGHT.
TEL: 07966179622
email vic.warren@live.com

Scale

1/100, 1/500, 1/1250

Date

JULY 2023

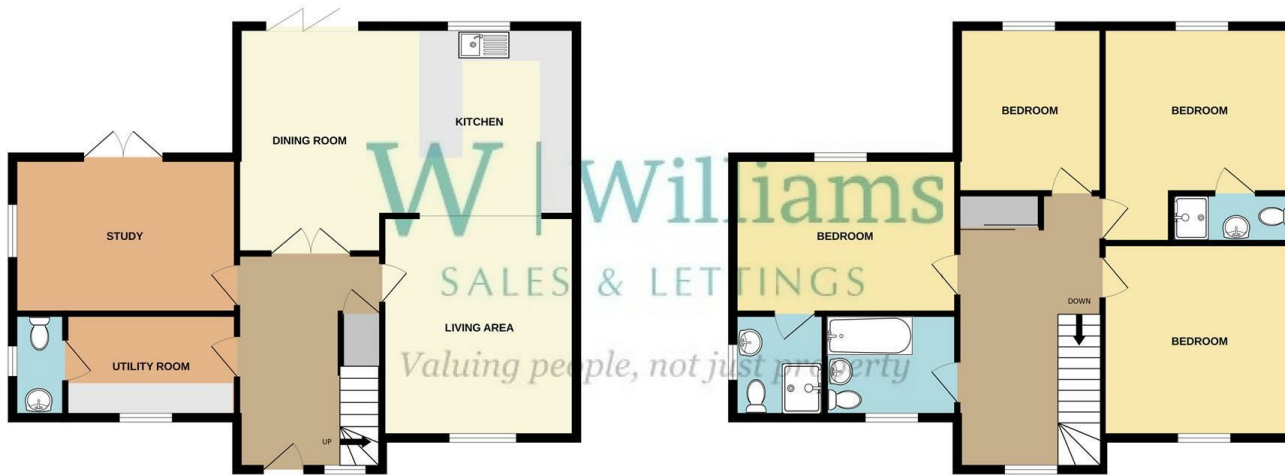
Drawn by

VW

Drq. No.	Rev.
527/VW/23/2	

GROUND FLOOR

1ST FLOOR



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		
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

W | Williams

SALES & LETTINGS

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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