



2 Hardy Villas  
20 Whitecroft Park | Newport | Isle of Wight | PO30 3FE

FINE & COUNTRY

# Seller Insight

“ Situated on the outskirts of Gatcombe, which is in a designated Area of Outstanding Natural Beauty with an abundance of country walks on the doorstep, a quiet, friendly and neighbourly area for rural life and pursuits, and well served with a community run Parish and facilities.

For amenities there's a co-op in the nearby Rookley village or for a bite to eat out and about there's the lovely Gallybagger café or the Chequers Inn. Newport town centre is less than a 10-minute drive away for the large supermarkets, high street shops and wider variety of restaurants and eateries.

With easy access to all mainland ferry terminals and islandwide generally, this apartment offers everything you need.”\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





# Step inside

## 2 Hardy Villas

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This exceptional period apartment, located in the highly sought-after development of Whitecroft Park, presents a truly remarkable living space that seamlessly blends character, charm, and modern elegance. Immaculately maintained by its current owners, the apartment is a perfect fusion of stunning décor, high ceilings, and original period features, offering the “wow” factor that discerning buyers will appreciate.

Set on the outskirts of Newport and nestled amidst the breathtaking countryside of Gatcombe, this property enjoys an enviable location that offers not only tranquillity but also access to an array of outdoor activities. From scenic woodland walks to exhilarating cycling routes, the surrounding area is a paradise for nature lovers and those who cherish the outdoors. Despite its peaceful setting, the apartment is just a short drive away from essential amenities, including shops, cafes, and eateries, with the nearby towns of Newport and Carisbrooke providing a wealth of services.

Internally, the apartment exudes grandeur and offers a spacious layout. The large open-plan kitchen/diner forms the heart of the home, providing a fantastic space for both everyday living and entertaining. The kitchen is well-appointed and flows effortlessly into the lounge area, creating a wonderful sense of light and space throughout. The dual aspect windows not only enhance the apartment's period charm but also floods the room with natural light, creating a bright and airy atmosphere.

There are two generously sized bedrooms, each offering ample storage and comfort. The principal bedroom is particularly impressive, boasting its own en-suite shower room, providing both privacy and convenience. In addition to the en-suite, there is a well-proportioned family bathroom, elegantly finished to provide a luxurious and relaxing retreat.

One of the standout features of this apartment is its outdoor space. The property benefits from a wraparound private terrace, perfect for enjoying al fresco dining or simply soaking in the panoramic views of the heritage orchard and surrounding countryside. The south-west facing aspect ensures that the terrace enjoys plenty of sunlight throughout the day, making it an ideal spot to unwind and appreciate the stunning vistas. The apartment also benefits from two large allocated parking spaces.

As part of the exclusive Whitecroft Park development, residents also have access to large communal grounds, offering acres of open space to explore and enjoy. Whether it's a leisurely stroll through the park or simply relaxing in the well-maintained grounds, the outdoor spaces offer a perfect complement to the apartment's luxurious interior.

This property offers a rare opportunity to acquire a stunning home in a tranquil and picturesque setting, yet with easy access to all the amenities needed for modern living. With its blend of period charm, spacious living areas, and exceptional views, this apartment is an ideal choice for those seeking a unique and beautiful property in a sought-after location.







**Travel Information**

7.5 miles from Fishbourne to Portsmouth Ferry Terminal  
8.1 miles from East Cowes to Southampton Ferry Terminal  
11.3 miles from Yarmouth to Lymington Ferry Terminal

Southern Vectis Buses routes provide regular services through the area, connecting you to all the areas of the island. For ticket prices visit [www.islandbuses.info](http://www.islandbuses.info)

**Leisure Clubs & Facilities**

1Leisure Medina, Newport	3.7 miles
Newport Golf Club, Newport	3 miles
Rookley Country Park Fishing, Rookley	2.5 miles
Newport Cricket Ground, Newport	1.6 miles

**Healthcare**

Doctors Surgeries	
The Dower House Surgery, Newport	01983 523525
Newport Health Centre, Newport	01983 522060
South Wight Medical Practice, Ventnor	01983 730257
The Bay Medical Centre, Shanklin	01983 862000

General Hospitals	
St Mary's Hospital, Parkhurst Road, Newport	3.6 miles 01983 822099

**Education**

Primary Schools  
Chillerton & Rookley Primary School, Rookley  
Arreton St Georges C of E Primary School, Arreton  
Godshill Primary School, Godshill  
Niton Primary School, Niton  
Newchurch Primary School, Newchurch  
Newport C of E Primary School, Newport  
Carisbrooke C of E Primary School, Carisbrooke

Secondary Schools/Colleges  
The Island Free School, Ventnor  
The Bay CE School, Sandown  
Carisbrooke College, Newport  
Christ The King Upper College, Newport  
Medina College, Newport  
Ryde School with Upper Chine School, Ryde  
The Island VI Form Campus, Newport  
Isle of Wight College, Newport

Learning Assisted Schools:  
Medina House, School Lane, Newport  
St. Georges, Watergate Road, Newport  
St. Catherine's, Grove Road, Ventnor

01983 721207  
01983 528429  
01983 840246  
01983 730209  
01983 865210  
01983 522826  
01983 522348

01983 857641  
01983 403284  
01983 524651  
01983 537 070  
01983 861 222  
01983 562229  
01983 522886  
01982 526631

01983 522 917  
01983 524 634  
01983 852722

**Entertainment**

Restaurants / Bars  
The Taverners, Godshill  
Griffin, Godshill  
The Fighting Cocks, Arreton  
Dairyman's Daughter, Arreton  
The White Lion, Arreton  
Chequers Inn, Rookley  
The Pointer Inn, Newchurch  
Hare & Hounds, Downend  
Bargemans Rest, Newport

These bars and restaurants are available within a 15-minute radius of this home

**Local Attractions / Landmarks**

Model Village – Godshill  
Appuldurcombe House - Wroxall  
Bembridge Windmill - Bembridge  
Donkey Sanctuary - Wroxall  
The Wildheart Animal Sanctuary - Sandown  
Garlic Farm - Newchurch  
Carisbrooke Castle – Carisbrooke  
Monkey Haven Primate Rescue Centre – Newport  
Butterfly World – Newport  
Amazon World Zoo – Newchurch  
Roman Villa - Newport



## GROUND FLOOR

Entrance Hallway	
Bathroom	
Bedroom 2	12'5 x 9'7
Bedroom 1	14'10 x 10'11
En-Suite Shower Room	
Lounge	23'9 x 13'7
Kitchen / Dining Area	13' x 9'11 plus 9'11 x 8'4

## OUTSIDE

Private Patio  
Communal Gardens  
Allocated Parking

Council Tax Band: C  
Tenure: Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	58 D
39-54	E		
21-38	F		
1-20	G		

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