

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



Seller Insight

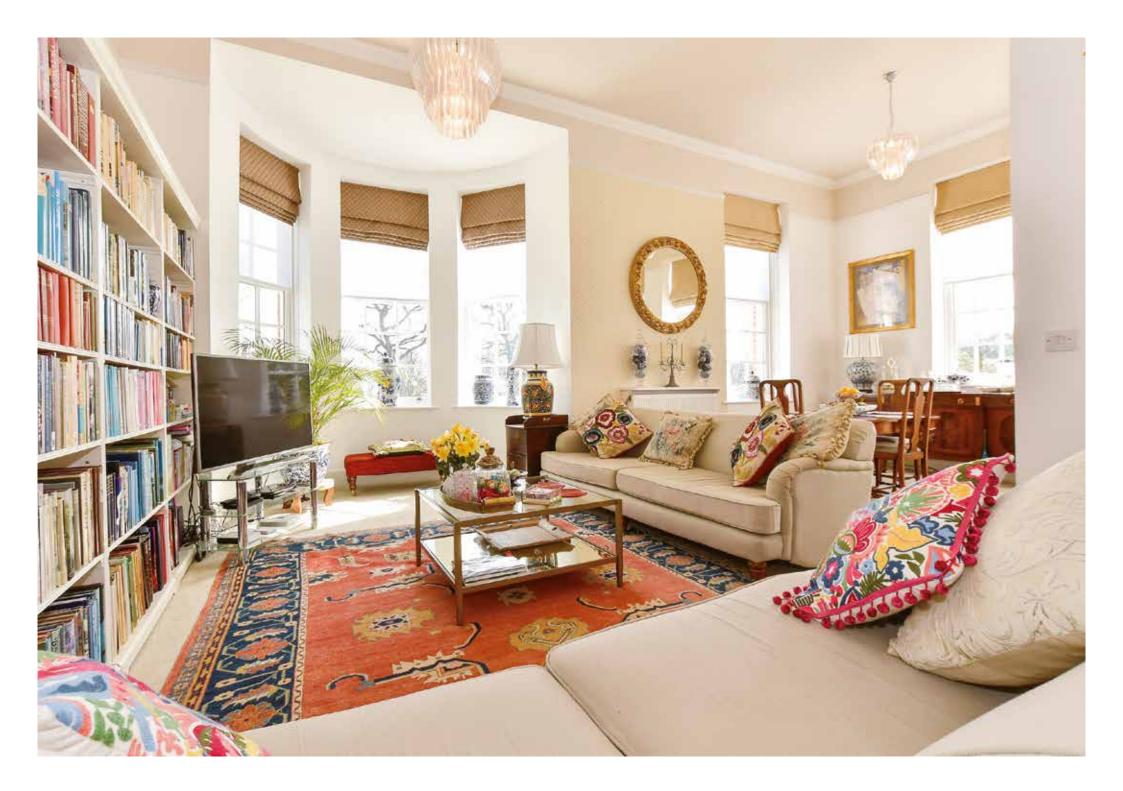
GGG Situated on the outskirts of Gatcombe, which is in a designated Area of Outstanding Natural Beauty with an abundance of country walks on the doorstep, a quiet, friendly and neighbourly area for rural life and pursuits, and well served with a community run Parish and facilities.

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

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

3.7 miles

3 miles

2.5 miles

1.6 miles

01983 523525

01983 522060 01983 730257

01983862000

01983822099

3.6 miles

Leisure Clubs & Facilities

1Leisure Medina, Newport Newport Golf Club, Newport Rookley Country Park Fishing, Rookley Newport Cricket Ground, Newport

Healthcare

Doctors Surgeries
The Dower House Surgery, Newport
Newport Health Centre, Newport
South Wight Medical Practice, Ventnor
The Bay Medical Centre, Shanklin

General Hospitals

St Mary's Hospital, Parkhurst Road, Newport

Education

Primary Schools

Chillerton & Rookley Primary School, Rookley01983 721207Arreton St Georges C of E Primary School, Arreton01983 528429Godshill Primary School, Godshill01983 840246Niton Primary School, Niton01983 730209Newchurch Primary School, Newchurch01983 865210Newport C of E Primary School, Newport01983 522826Carisbrooke C of E Primary School, Carisbrooke01983 522348

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

Entertainment

01983857641

01983403284

01983 524651

01983 537 070

01983861222

01983 562229

01983 522886

01982 526631

01983 522 917

01983 524 634

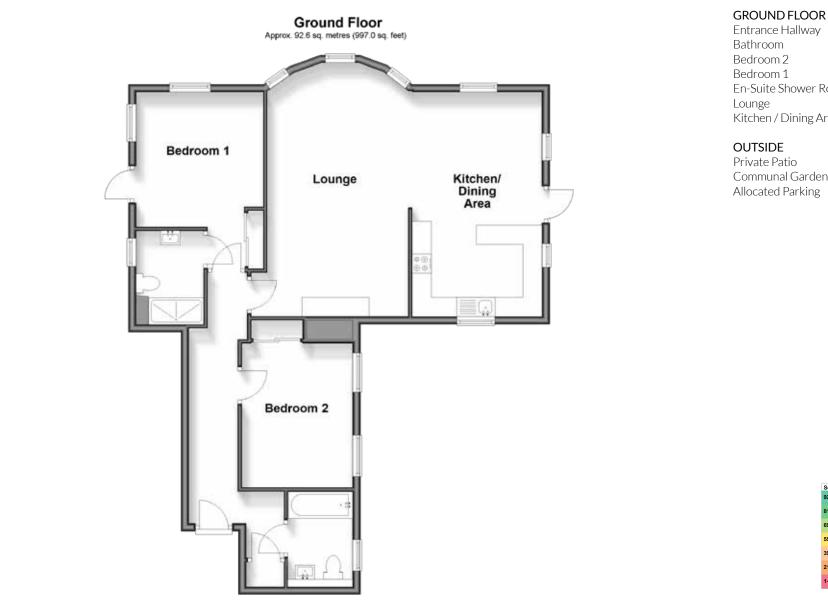
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Restaurants / Bars The Taverners, Godshill Griffin, Godshill The Fighting Cocks, Arreton Dairyman's Daughter, Arreton The White Lion, Arreton Chequers Inn, Rookley The Pointer Inn, Newchurch Hare & Hounds, Downend Bargemans Rest, Newport

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



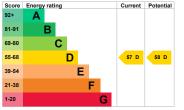
En-Suite Shower Room Kitchen / Dining Area

12'5 x 9'7 14'10 x 10'11

23'9 x 13'7 13' x 9'11 plus 9'11 x 8'4

Communal Gardens

Council Tax Band: C Tenure: Leasehold







Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 2597969. Registered Office: Pittis & Co Ltd/ Arun Estate Agencies Ltd, St Leonards House, North Street, Horsham, West Sussex, RH12 1RJ, Printed 31.03.2025



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