

DEPOSIT



- £5000 TOWARDS YOUR DEPOSIT
- Air Source Heat Pump, Under Floor Heating, PV Solar Panels, Heat Recovery System
- Comfortable 3 Double Bedroom - 1 En Suite Accommodation
- Predicted Energy Rating A
- 10 Year Build Warranty
- Attached Garage & Driveway Parking for 2 Cars
- Stunning Brand New Detached Home in Sought After Village Location
- Ability to Extend the Living Space

Plot 5 The Newbridge, Lily Cross Farm West Street, Godshill, Ventnor, PO38 3HL

£399,995

Plot 5 is one of our last remaining 'Newbridge' style homes at Lily Cross Farm, Godshill, which offers an opportunity to own a brand new home within a development surrounded by countryside, yet within reach to the local village of Godshill.

Our popular Newbridge design is an elegant family home that goes against traditional new build design with large living spaces, high ceilings and three double bedrooms. With the opportunity to extend your home over time, every detail in our Newbridge home has been considered to create a spacious home where countryside character meets modern comfort. The property comprises of a family sitting room that is wonderfully light, spacious and cosy. The stunning open plan kitchen/dining/living space to the rear with a fitted shaker-style kitchen and AEG appliances is similarly well lit and seamlessly connects to the garden. The attached garage allows for a dedicated utility area to the rear keeping base functional facilities away from the open plan kitchen/diner. The first floor includes 3 bedrooms, the master being en suite, and a family bathroom for all to use.

This appealing development is positioned within the village of Godshill with picturesque rural surroundings and a 'postcard perfect' village centre with convenience store, buses and some wonderful establishments to eat and drink. The village sits between the Island's principal town of Newport and the popular coastal town of Shanklin. Newport town is home to the most extensive range of retail shops, services and facilities found anywhere on the Island and these will be a short car journey away. A network of footpaths and bridleways navigate the rural surroundings connecting to other well-trod routes, villages and towns. Plot 5 combines comfort, convenience, and charm, making it the perfect choice for anyone seeking a new home on the Island. Offered chain free.



# Accommodation

**Entrance Hall**

**Cloakroom W.C**

**Living Room**

13'2" x 14'8" (4.01m x 4.47m)

**Kitchen/Diner**

20'10" x 12'4" (6.35m x 3.76m)

**Landing**

**Bedroom 1**

13'4" x 13'2" (4.06m x 4.01m)

**En Suite**

**Bedroom 2**

11'3" x 9'5" (3.43m x 2.87m)

**Bedroom 3**

9'5" x 9'2" (2.87m x 2.79m)

**Bathroom**

6'0" x 7'6" (1.83m x 2.29m)

**Garage**

Attached garage with an up and over door.  
internal access to kitchen/Diner. Dedicated utility  
area.

**Parking**

Driveway parking

**Garden**

Lawned gardens

**Tenure**

Freehold

**Council Tax**

To be confirmed



LILY CROSS  
FARM



wright

## Heating

Air source heat pump and underfloor heating

## Flood Risk

Very Low Risk

## Mobile Coverage

Coverage Includes: EE, Three, O2 & Vodafone

## Broadband Connectivity

Openreach & Wightfibre Networks. Up to Ultrafast Available

## Services

Unconfirmed gas, electric, water, drainage and broadband.

## Agents Notes

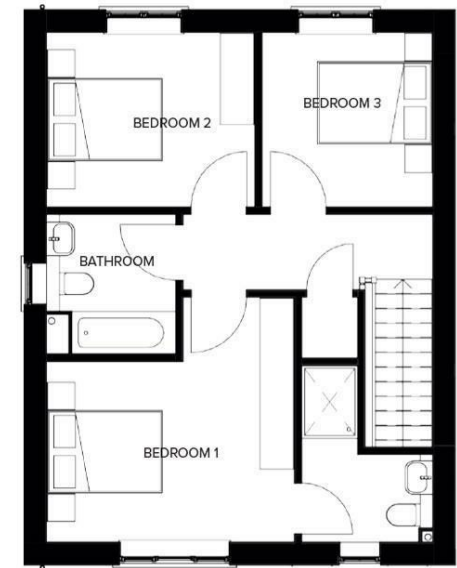
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.



GROUND FLOOR

Living Room  
4030mm x 4485mm  
13'2" x 14'8"

Kitchen / Family / Dining  
6350mm x 3775mm  
20'10" x 12'4"



FIRST FLOOR

Bedroom 1  
4075mm x 4025mm  
13'4" x 13'2"

Bedroom 2  
3425mm x 2875mm  
11'3" x 9'5"

Bedroom 3  
2875mm x 2810mm  
9'5" x 9'2"

Bathroom  
1830mm x 2290mm  
6'0" x 7'6"

**wright**  
estate agency

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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