

# SPENCE WILLARD



Oak Trees, Blackwater Road, Newport, Isle of Wight

# *Stunning new home with a combination of spacious rooms, extensive glazing and high ceilings which makes for an exceptionally light & airy home*

VIEWING

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## **Oak Trees**

Striking five-bedroom contemporary home located in a semi-rural area on the fringe of Newport County town. Large west facing garden backing onto the old historic railway line, now a popular footpath and cycleway and the gently flowing Medina river.

This stunning new build home has a combination of spacious rooms, extensive glazing and high ceilings which makes for an exceptionally light home. Double glazed windows throughout, Samsung air source heat pump, Valiant hot water tank and high levels of insulation making for an extremely efficient modern home. Underfloor heating downstairs and to first floor bathroom and en-suite. Solar panels installed on south facing elevation.

One of the most impressive features is the galleried landing designed with oak handrails and glass panels. Beautifully fabricated staircase with oak wood treads, spindles and handrail. The whole area is flooded with natural light via a large, picturesque landing window overlooking the extensive gardens. Private drive with ample off-road parking for multiple cars and an option (at cost) for a garage or outside workshop/studio.

Large wrap around garden with stunning patio area with local rural views. A truly tranquil retreat immersed in nature. The garden offers a magical setting, evoking a sense of calm and seclusion as it gently leads down to the River Shide. Abundant in wildlife, this space regularly welcomes ducks along the river, while birdsong fills the air and squirrels, rabbits, and even badgers can often be spotted, creating a truly enchanting natural environment.

There remains an exciting opportunity for the future owner to personalise aspects of the home, including the kitchen layout, flooring choices, patio finishes, and the option to add a bespoke garage, workshop, or log cabin near the river. (subject to additional cost). Altogether, this is a beautifully designed home in an idyllic setting, offering both comfort and connection to nature. Built to NHBC building regulations standard and comes with a 10-year warranty.

With some of the best Island walks on your doorstep, the property is in easy reach of the principal town of Newport with only a few minutes' drive away. The Shide Nature Reserve is in close proximity to the home with beautiful walks to be enjoyed on the popular Red Squirrel Trail which runs from Cowes to Sandown. Newport centre has a variety of high street stores, various independent outlets as well as a wide selection of restaurants and bars. The property offers a unique central location with easy access across the rest of the Island and onward mainland ferry connections in Ryde, Cowes and Yarmouth.

ACCOMMODATION  
ENTRANCE HALL/DINING AREA  
KITCHEN & BREAKFAST ROOM  
UTILITY ROOM  
SITTING ROOM  
STUDY/BEDROOM 5  
CLOAKROOM  
MASTER BEDROOM  
ENSUITE BATHROOM  
BEDROOM 2  
BEDROOM 3  
BEDROOM 4  
FAMILY BATHROOM

#### DEVELOPERS

The property is being built by a local Island company, Howard Developments with over 15 years' experience. Multi skilled Tradesmen, Masters of the Tools and recently the IW Radio Award of Tradesmen of the year 2022

#### PLANNING PERMISSION

Site: Land Between Silwood And 1 Brookside, Blackwater Road, Newport, Isle of Wight. Development: Proposed detached dwelling  
LPA Ref No: 22/01602/FUL. The Isle of Wight Council as the Local Planning Authority hereby gives notice of the decision made on 29.06.2023 to GRANT Planning Permission in accordance with the application, plans and particulars submitted.

POST CODE - PO30 3BD

TENURE - Freehold

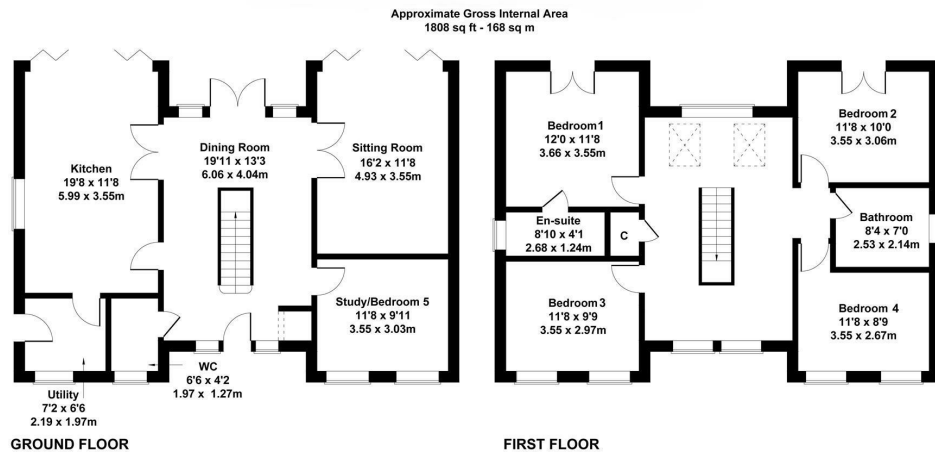
COUNCIL TAX - Band TBC

EPC - Rating B

SERVICES - Mains electricity and water. Drainage via newly installed wastewater treatment tank. Underfloor heating, Air source heat pump and solar panels.

VIEWINGS - Strictly by prior appointment with the sole selling agents, Spence Willard.





**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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