



CGI

6 Victoria View, Newport Road, Northwood, Cowes, Isle of Wight, PO31
8FB



A stylish and energy efficient three-bedroom semi-detached home available to secure off-plan within the exclusive Victoria View development. Offering spacious living accommodation, a generous rear garden and off-road parking, Plot 6 provides an excellent opportunity to secure a brand new home in a sought after location.

- Spacious Three Bedroom Semi-detached House
 - Open Plan Kitchen & Dining Room
 - Two Bathrooms
 - Large Landscaped Rear Garden
 - Private Off-road Parking
 - Sought-after Location
 - 10 Year New-Home Warranty

Guide Price £395,000



Ground Floor

Entrance hall

A welcoming entrance hall with staircase to the first floor and access to the principal ground floor accommodation.

Lounge

A spacious dual aspect living area, with French doors that open onto the rear garden.

Open-plan Kitchen/Dining room

A superb open plan room comprising a kitchen and dining area. The kitchen is well equipped with a range of base and wall cupboards. There is a range of integrated appliances, including two single ovens, 900mm induction hob with extractor, dishwasher, washing machine and fridge-freezer. A generous dining and seating area unifies the living and entertaining space.

First Floor

Landing

A large landing area with doors to all first floor rooms. Off the landing is an airing cupboard with it's own radiator.

Master Bedroom

A nicely proportioned double bedroom, with views to the front. Complete with an ensuite shower room.

Bedroom 2 & 3

Two double bedrooms located at the rear of the property, with views over the rear garden and countryside beyond.

Bathroom

A generous family bathroom, with fitted units including the basin, w/c and bath, as well as a separate shower.

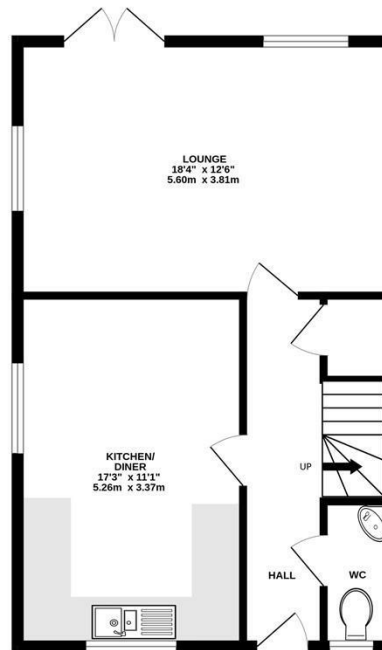
Outside

A block paved driveway, with parking space for two cars. A natural stone path leads to the front door. To the rear of the house is a large, lawned rear garden with an extensive paved terrace that spans the width of the property. Countryside views can be enjoyed from the outdoor dining and seating area.

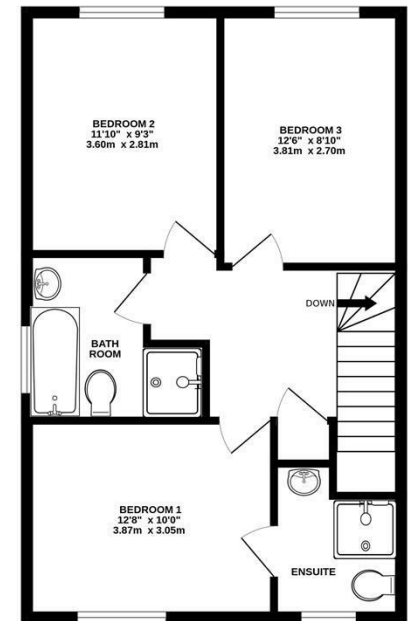
Proposed Floor Plan

Not to scale

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.6 sq.m.) approx.
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METHOD OF SALE

The property is for sale by private treaty.

TENURE AND POSSESSION

The property is freehold and vacant possession will be given on completion.

RIGHTS OF WAY

There are no public or private rights of way over the property.

ACCESS

Access to the property is from the public highway, Newport Road (A3020) over a private shared driveway to the property.

SERVICES

The property will benefit from mains water and electricity. Heating will be supplied to the ground floor by wet underfloor heating, and by radiators to the first floor, both of which are fuelled by a Samsung air source heat pump. Drainage will be via a shared sewage treatment plant.

There are 8 Solar PV Panels (approx 440kw per Panel) on the property providing supplemental electricity. The PV Panels will be linked to a government grant scheme.

COUNCIL TAX

TBC

MANAGEMENT COMPANY

The access driveway and frontage of the development, will be

maintained by a management company, and equally owned by the residents of the development.

WARRANTY

10 Year warranty with LABC

CONSTRUCTION TYPE

Timber frame and brick outer skin

EPC

Predicted A Rating

WAYLEAVES AND EASEMENTS

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other poles whether referred to in these particulars or not.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by BCMWH and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or miss-statement shall not annul a sale or entitle any party to compensation in respect thereof.

FIXTURES AND FITTINGS

BCMWH will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

POSTCODE

PO31 8PP

What3Words

///building.lordship.blink

VIEWINGS

By appointment with BCM Wilson Hill only.

SELLING AGENT

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NB These particulars are as at July and photography is a combination of CGI and photos taken April 2026. The photos used are examples of the build quality and finish, and are not a representation of layout of the sale property.

Viewings

By appointment with BCM Wilson Hill

Mr Daniel Ward, BCM Wilson Hill

t: 01983 828805

e: dward@bcmwilsonhill.co.uk

NB: These particulars are as at 17th July 2026

IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
- iv) Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
- v) Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM Wilson Hill tested them.

Isle of Wight - Sales

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