

Rosemary Cottage Langbridge, Newchurch, Sandown, PO36 0NP
Price Guide £975,000
EPC Rating: C Council Tax Band: E

ELLIOTT
LINCOLN
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



A beautifully extended and wonderfully versatile village home, offering over 4,000 sq. ft of characterful accommodation, attractive gardens and generous driveway parking, all set within the sought-after semi-rural village of Newchurch. Rosemary Cottage is a rare opportunity to acquire a substantial family residence in a peaceful yet well-connected location, with space, flexibility and charm in abundance.

Call or WhatsApp: 01983 642622
office@elliottlincoln.co.uk
www.elliottlincoln.co.uk



Ground Floor
Floor area 304.5 sq.m. (3,277 sq.ft.)

First Floor
Floor area 58.1 sq.m. (625 sq.ft.)

Total floor area: 362.5 sq.m. (3,902 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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