SPENCE WILLARD

NEW HOMES & DEVELOPMENT

6 Meadow Way, Brighstone, Isle of Wight, PO30 4FB

A Home Built for the Future, with its modern architecture, exceptional energy performance and the option of the unique advantage of Zero Bills™ for ten years, 6 Meadow Way represents a rare opportunity to secure a home that is as beautiful as it is efficient.

VIEWING
FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK

Currently under construction, this beautifully designed three-bedroom single-storey contemporary Eco-Home with the option of zero home energy bills guaranteed. Crafted by Green Apple Developments, this home blends striking modern architecture with exceptional energy performance, delivering comfort, style and future-proof living in one elegant package. The option of certified 'Zero Bills™' with Octopus Energy means you can enjoy zero energy bills for ten years, guaranteed (subject to fair usage and not including the EV charging point). This world-first smart tariff from Octopus Energy is made possible through a combination of Solar PV panels, a home battery system, triple glazing, an air-source heat pump and smart optimisation technology. Together, these systems work seamlessly to keep your home warm, comfortable and efficient all year round. Limits, exclusions and terms apply. Visit octopus.energy/zero-bills-home for more.

The striking modern architecture showcases a bold, contemporary aesthetic with natural slate roof, natural Larch feather-edge cladding, Vandersanden Old Duxford brick plinth, large feature glazing with triangular windows as well as the option of architectural shutters for solar control and privacy. The result is a home that feels both modern and timeless, blending beautifully into its semi-rural Isle of Wight setting.

The beautifully planned living spaces with a considered layout offers around 121m² (GIA excl. garage) of bright, flowing accommodation. A spacious open-plan living zone with dramatic vaulted ceilings, large sliding doors and feature glazing that floods the space with natural light provides a wonderful everyday space complemented by a stylish, modern kitchen/diner with breakfast bar, integrated appliances and direct access to the garden. Three double bedrooms including a generous principal suite with dressing room and private en-suite offer comfortable sleeping space and the luxury bathroom and second en suite shower room with high-quality sanitaryware and modern tiling provides a smart and elegant finish. A utility and adjacent plant room complete the accommodation.

Designed for practical, everyday living with comfort and efficiency, the property has been engineered to exceptional standards, including high-performance insulation throughout, underfloor heating with flowscreed system, triple-glazed windows and doors in anthracite grey with tilt-and-turn openings and trickle vents, along with thermal-mass blockwork to stabilise indoor temperatures and the optional solar-shading shutters to reduce overheating. These features work together to create a quiet, comfortable and energy-efficient home.

The outdoor living, comprises a generous plot with a private patio terrace and sizeable raised timber decking with a view to the sea, perfect for relaxing, entertaining or simply enjoying the peaceful surroundings. The landscaped garden areas are complemented by gravel pathways and dwarf walls, a dedicated bin store and boundary fencing. The property also includes driveway parking and a detached garage with an EV charging point adjacent.

There is a choice of premium flooring options for 75m² of the floor area. Curated from a range of Karndean luxury vinyl flooring with Knight Tile (included as standard), Van Gogh (as an upgrade) or Art Select (a premium upgrade). For an early reservation, there is also the opportunity for a buyer to be involved in the overall finish with a choice of some design elements in the kitchen and bathrooms to suit their own requirements. On completion, the property will also come with a Build Zone 10 year new build warranty.

LOCATION
Set within the sought-after West Wight, Meadow Way is nestled on the westerly outskirts of Brighstone and enjoys an enviable position just 1,200 metres from the heritage coastline and the beach at Grange Chine. This peaceful rural setting places you moments from some of the Island's most celebrated natural landmarks, including Brook Beach, only a 5-minute drive (2.5 miles) away, and the golden sands of Compton Bay, reachable in 6 minutes by car. The village of Brighstone itself sits at the heart of the community, offering a welcoming general store with post office within a few minutes walk, along with a friendly local pub, The Three Bishops, the Tandem Tea Rooms, Calon Cafe & Bistro, a hairdresser, community library, doctors surgery with dispensary, a primary school and two churches. Surrounded by rolling countryside, ancient monuments such as The Long Stone, and the expansive Brighstone Forest, outdoor pursuits such as cycling, walking, fossil hunting, horse riding, surfing, kite surfing and paragliding are all popular in the area along with stargazing, due to the majority of the coastal area being designated a dark skies zone. As a result, Compton Bay was listed by Dr Jenifer Millard and Land Rover, in the top ten stargazing spots in the UK. The location blends coastal beauty with village convenience and is an ideal balance for modern rural living.

THE DEVELOPER
Green Apple Developments, Pioneering Sustainable Island Homes Green Apple Developments is a design-driven development company based on the Isle of Wight, creating homes that combine architectural elegance with exceptional environmental performance. With over 35 years of industry experience, the team brings together deep technical expertise, innovative thinking and a passion for building a greener future.

Every Green Apple home is shaped by a simple belief: that Science, Technology and Nature should work in harmony. This ethos guides every stage of the process from concept design and energy modelling to construction and finishing, resulting in homes that are not only beautiful to live in, but also responsible, efficient and future-ready. A Commitment to Low-Carbon Living, Green Apple Developments specialises in low embodied-carbon, energy-efficient buildings, designed to dramatically reduce environmental impact while enhancing comfort and wellbeing. Their projects benefit from Advanced SAP assessments and A-rated EPCs, detailed thermal modelling, integration of renewable technologies, minimal embodied carbon through material selection and intelligent design that reduces overheating and energy demand. This scientific approach ensures every home performs exceptionally—quiet, warm, efficient and built to stand the test of time.

ACCOMMODATION

ENTRANCE HALL

OPEN PLAN KITCHEN/DINING/LIVING ROOM

KITCHEN/DINER
21'11" x 15'4"

LIVING AREA
20'4" x 12'5"

UTILITY
5'4" x 4'1"

PLANT ROOM
5'4" x 2'8"

BEDROOM 1
9'7" x 11'9"

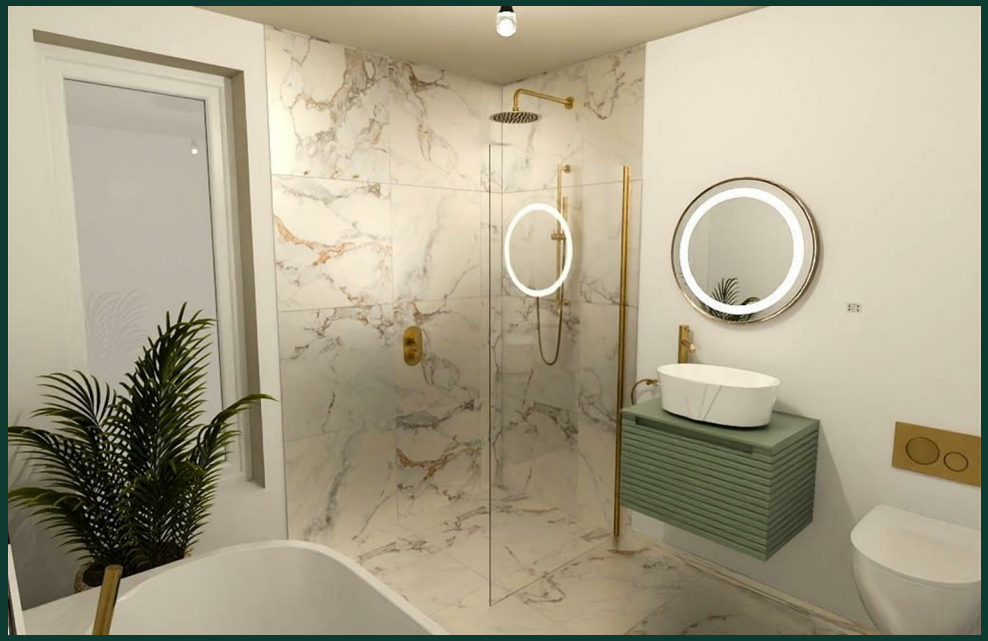
DRESSING ROOM
7'0" x 6'0"

EN SUITE SHOWER ROOM
11'9" x 3'11"

BEDROOM 2
12'1" x 9'10"

BEDROOM 3/HOME OFFICE
9'10" x 8'10" plus entry recess

EN SUITE SHOWER ROOM
5'1" x 6'6"



FAMILY BATHROOM
8'4" x 6'2"

COUNCIL TAX BAND
To be advised

EPC RATING
Predicted 'A' rating. Awaiting final confirmation.

TENURE
Freehold

POSTCODE
PO30 4FB

VIEWING
Strictly by appointment with the selling agent Spence Willard.

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