



Susan Payne
PROPERTY

PROUDLY PRESENT FOR SALE



7 Tennyson Rise

Whitecroft Park, Gatcombe, Isle of Wight PO30 3BY



£220,000
LEASEHOLD



Situated within an exclusive rural development, this exceptional two-bedroom first-floor apartment offers elegant, period charm combined with stylish contemporary interiors and comes with allocated parking.

- Spacious converted first floor apartment
- Two double bedrooms and two washrooms
- Modern kitchen with integrated appliances
- Amenities of Carisbrooke and Newport nearby
- Set within a peaceful, countryside location
- Beautiful Victorian character
- Contemporary finishes throughout
- Allocated parking and visitor parking
- Double glazed sash windows and LPG central heating
- Offered for sale chain free

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated within the historic Gatcombe Manor development, this superbly presented apartment forms part of a stunning Victorian conversion set amongst the countryside at the heart of the Island. Number 7 Tennyson Rise is an elegant, spacious apartment bathed in an abundance of natural light and finished to an impressive standard in a contemporary, neutral style that sympathetically enhances the traditional features such as decorative wall mouldings and exceptionally high ceilings coupled with sophisticated ceiling cornices. Boasting tall, double-glazed sash windows which provide a sense of grandeur throughout, the accommodation comprises an entrance lobby leading to two double-sized bedrooms, with one boasting an en-suite shower room, a bathroom, the large living room, and the modern kitchen. Providing plenty of outside space to enjoy, the extensive grounds surrounding this beautiful development are for the exclusive use of residents, providing an idyllic woodland setting and peaceful green spaces to relax, walk and admire the local wildlife. Another sought-after feature of this apartment is its allocated parking situated nearby to Tennyson Rise.

Located on the outskirts of Newport, surrounded by countryside walks, this fabulous home offers a convenient lifestyle with Newport town centre just a few minutes drive away offering a range of shops, cafes, bars, and restaurants and enjoys beautiful Georgian and Victorian architecture with the Newport Minster church in the centre. Some of the island's top attractions are also nearby, including English Heritage's magnificent Carisbrooke Castle and the stunning parkland of Robin Hill Country Park. Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are just a 20-minute drive away, and the Cowes to Southampton catamaran foot passenger service is located only 7.9 miles away. A frequent Southern Vectis number 6 bus service serves Whitcombe Road, located at the end of Sandy Lane, and all other Island bus services connect at the nearby Newport bus station.

Welcome to 7 Tennyson Rise

Upon entering through an elegant entrance door to the building, a well-presented, generous communal hallway welcomes you to this beautifully converted building. A turning staircase with a decorative balustrade leads to a spacious, naturally light first floor landing, and proceeds to a white entrance door to number 7.

Entrance Hall

Flooded with natural light from the large window to the side aspect, this entrance hall benefits from a large floor to ceiling storage cupboard concealing the boiler and electrics and is fitted with a natural carpet that continues through most of the property. The space leads through the apartment.

Living - Dining Room

This generous living area is naturally lit by three large windows to the front aspect, and one large window to the rear aspect, enjoying sunshine throughout the day. With ample space for lounging and dining furniture, this space is finished with a neutral wallpaper décor.

Kitchen

Fitted with a range of base, wall and tall cabinets, this stylish, modern kitchen features integrated appliances including a fridge/freezer, a washer dryer, a dishwasher, a double oven, a microwave, and electric hobs with an extractor fan over whilst still offering plenty of storage space. With a large window to the front aspect, the space is finished with neutral floor tiles and continues the beautiful high ceilings through the rest of the apartment.

Bedroom One

Accessed from the entrance hall, this double bedroom boasts two large windows to the side aspect and leads around to a dressing area and en-suite to one side. The dressing area offers a large floor to ceiling wardrobe with storage cupboards over, plus there is a large window to the side aspect which overlooks an enclosed flat roof. The room also features an en-suite shower room.



En-Suite

Tucked away in the corner of the bedroom is this fantastic en-suite which comprises a large shower, a pedestal hand basin, and a w.c. The space is neutrally tiled with floor and wall tiles around the suite, plus there is a chrome heated towel rail, a shaver socket, and an extractor fan.

Bedroom Two

Previously utilised as a music room, this second double bedroom features space for a built-in cupboard, if desired, as well as a window to the front aspect.

Bathroom

Fully equipped with a bath, a pedestal hand basin, and a w.c, this bathroom is neutrally decorated and features a shaver socket, a chrome heated towel rail, an extractor fan, and a window to the side aspect.

Parking

This property benefits from allocated parking which is located near to the front of the main building. Additionally, Whitecroft Park offers a few visitor parking spaces which can be found close to Tennyson Rise and are available to use by all visitors.

7 Tennyson Rise presents a fantastic opportunity to acquire a maintained two-bedroom, first floor, apartment within an exclusive development which offers the new owners a chance to make their own, if desired. A viewing is highly recommended with the sole agent, Susan Payne Property.

Additional Details

Tenure: Leasehold

Lease Length: 125 years from September 2012 (112 years remaining)

Total Management Fees: approx. £2,190 per annum

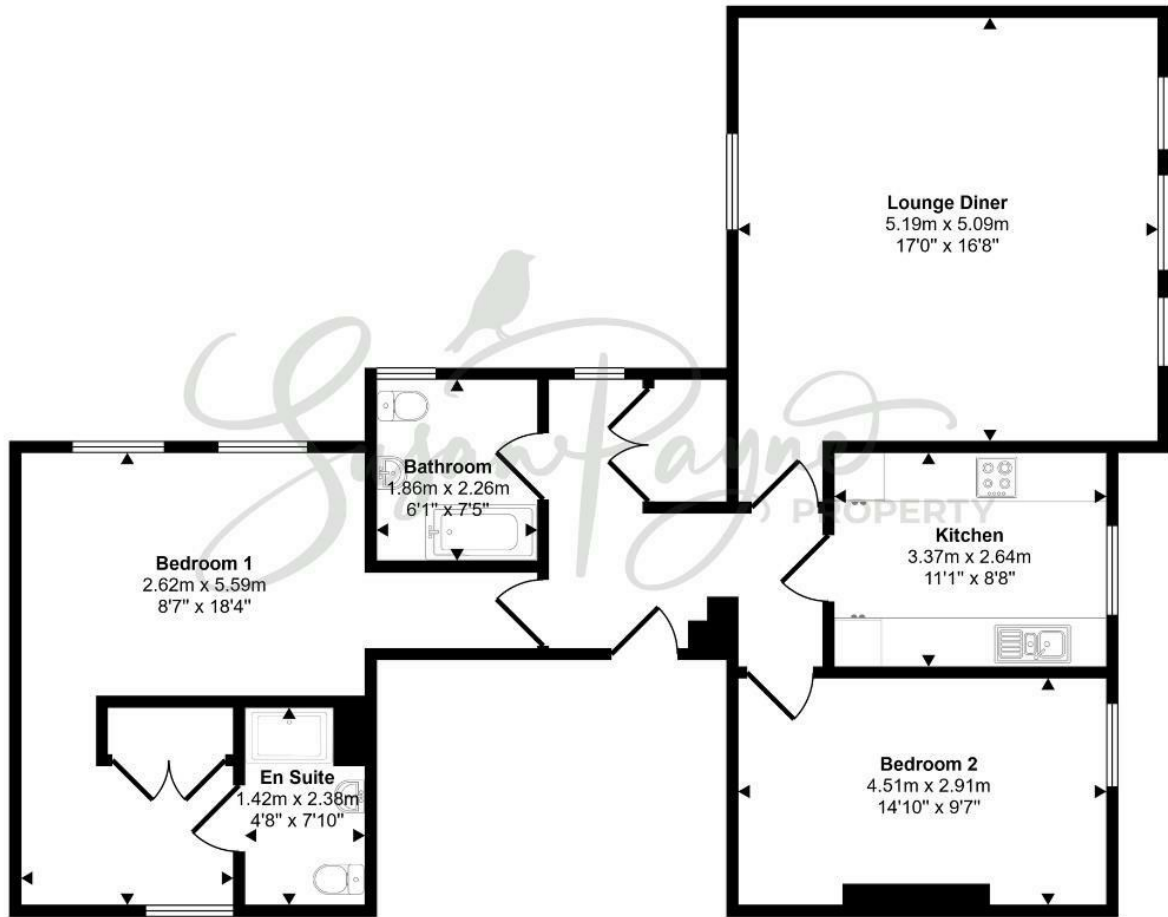
Ground Rent: £250 per annum

Council Tax Band: D (approx. £2,438.11 pa – Isle of Wight Council 2024/2025)

Services: LPG central heating, mains electricity, water, and drainage.



Approx Gross Internal Area
92 sq m / 985 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| 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 | | 70 | 72 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | | |
| | | EU Directive 2002/91/EC | |

Agent Notes:

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Susan Payne Property Ltd. Company no.10753879.