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wright estate agency

- Air Source Heat Pump, Under Floor Heating, PV Solar Panels, Heat Recovery System
- Sought After Village Location
- Comfortable 3 Double Bedroom - 1 En Suite Accommodation
- Nominated for Residential Development of the Years 2025 at The South Coast Property Awards
- South Facing Lawned Garden
- 10 Year Build Warranty
- Attached Garage & Driveway Parking for 2 Cars
- Stunning Brand New Detached Home
- Ability to Extend the Living Space
- Predicted Energy Rating A

Plot 17, The Newbridge, Lily Cross Farm West Street, Godshill, Ventnor, PO38 3HL

£437,500

Plot 17 is our 'Newbridge' style home at Lily Cross Farm, Godshill, which offers a opportunity to own a brand new home with rural walks on your doorstep.

Our popular Newbridge design is an elegant family home that goes against traditional new build design with large living spaces, high ceilings and three double bedrooms. With the opportunity to extend your home over time, every detail in our Newbridge home has been considered to create a spacious home where countryside character meets modern comfort. The property comprises of a family sitting room that is wonderfully light, spacious and cosy. The stunning open plan kitchen/dining/living space to the rear is similarly well lit and seamlessly connects to the garden. The attached garage allows for a dedicated utility area to the rear keeping base functional facilities away from the open plan kitchen/diner. The first floor includes 3 bedrooms, the master being en suite, and a family bathroom for all to use. This appealing development is positioned within the village of Godshill with picturesque rural surroundings and a 'postcard perfect' village centre with convenience store, buses and some wonderful establishments to eat and drink. The village sits between the Island's principal town of Newport and the popular coastal town of Shanklin. Newport town is home to the most extensive range of retail shops, services and facilities found anywhere on the Island and these will be a short car journey away. A network of footpaths and bridleways navigate the rural surroundings connecting to other well-trod routes, villages and towns. Plot 17 combines comfort, convenience, and charm, making it the perfect choice for anyone seeking a new home on the Island. This family home is available soon and offered chain free.

NB: Images used are of a show home from a previous site as a guide to how this property could look when decorated and furnished

Accommodation

Entrance Hall

Cloakroom W.C

Living Room
13'2" x 14'8" (4.01m x 4.47m)

Kitchen/Diner
20'10" x 12'4" (6.35m x 3.76m)

Landing

Bedroom 1
13'4" x 13'2" (4.06m x 4.01m)

En Suite

Bedroom 2
11'3" x 9'5" (3.43m x 2.87m)

Bedroom 3
9'5" x 9'2" (2.87m x 2.79m)

Bathroom
6'0" x 7'6" (1.83m x 2.29m)

Garage
Attached garage with an up and over door. internal access to kitchen/Diner. Dedicated utility area.

Parking
Driveway parking

Garden
Lawned gardens

Tenure
Freehold

Council Tax
To be confirmed

Heating
Air source heat pump and underfloor heating

Flood Risk
Very Low Risk

Mobile Coverage
Coverage Includes: EE, Three, O2 & Vodafone

Broadband Connectivity
Openreach & Wightfibre Networks. Up to Ultrafast Available

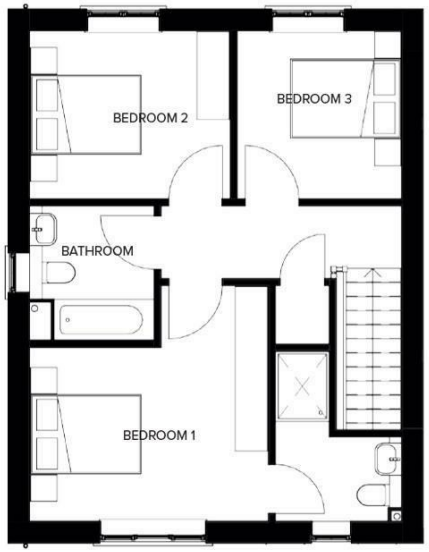
Services
Unconfirmed gas, electric, water, drainage and broadband.

Agents Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fitments, or any other fixtures not expressly included, are part of the property offered for sale.

GROUND FLOOR

Living Room
4030mm x 4485mm
13'2" x 14'8"

Kitchen / Family / Dining
6350mm x 3775mm
20'10" x 12'4"



FIRST FLOOR

Bedroom 1
4075mm x 4025mm
13'4" x 13'2"

Bedroom 2
3425mm x 2875mm
11'3" x 9'5"

Bedroom 3
2875mm x 2810mm
9'5" x 9'2"

Bathroom
1830mm x 2290mm
6'0" x 7'6"

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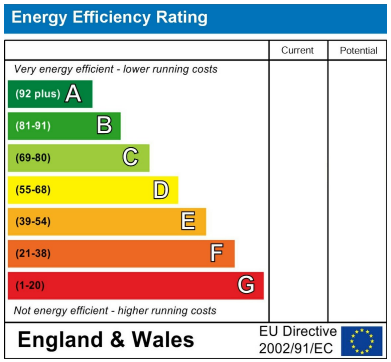

Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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The Property Ombudsman

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