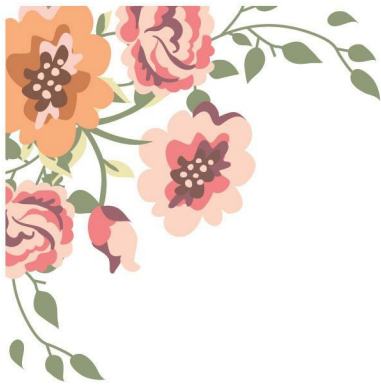




Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

2, Keats Vale

Gatcombe, Isle of Wight PO30 3FH



£425,000
FREEHOLD



A beautifully presented four-bedroom detached home set within the exclusive Gatcombe Manor development in a peaceful semi-rural setting, and complete with a wrap-around garden, driveway and garage parking.

- Four-bedroom detached family home within an exclusive development
- Spacious, sociable kitchen-diner with integrated Neff appliances
- Primary bedroom with fitted wardrobes and an ensuite shower room
- Wrap-around, wildlife-friendly rear garden with mature planting
- Double glazing throughout with Calor gas central heating
- Presented to a showhome standard throughout
- Generous dual-aspect lounge with French doors onto the garden
- Family bathroom and additional ground-floor cloakroom
- Garage with driveway parking, plus further visitor parking nearby
- Peaceful, wooded setting on the outskirts of Newport

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

Preview our newest listings first!
Search on Facebook for:
Susan Payne Property
Home Hunters

rightmove

Zoopla

OnTheMarket.com

PrimeLocation

The Property Ombudsman

You can also email us at sales@susanpayneproperty.co.uk, visit our website at susanpayneproperty.co.uk or visit us at East Quay, Wootton Bridge, Isle of Wight PO33 4LA. You can also follow us on Facebook, Twitter and Instagram.



Occupying a highly desirable position on the fringes of the exclusive Gatcombe Manor development, this beautifully designed home was constructed approximately a decade ago to a high specification and has been maintained impeccably ever since. Set within an idyllic green landscape, this well-kept residence offers both peace and privacy, while remaining conveniently placed for Newport, the Island's principal town. Deep windows draw in an abundance of natural light throughout, complemented by a fresh, neutral decorative scheme that runs through the entire property. With four bedrooms, two bathrooms, a spacious family lounge and a sociable kitchen-diner, this home suits a family in search of an outdoor lifestyle balanced with easy access to local amenities. The ground floor comprises an entrance hall, a downstairs cloakroom, a contemporary kitchen-diner and a generous lounge, together with internal access to the garage. Upstairs, four bedrooms are served by a family bathroom, with an en-suite shower room allocated to the primary bedroom. Outside, a delightful wrap-around garden provides a private, wildlife-friendly retreat with a rural outlook, while off-road parking is available in front of the garage, which could accommodate a further vehicle. The wider grounds of this well-established development offer residents peaceful woodland and expansive communal green spaces exclusively for their enjoyment.

Set in Gatcombe on the rural fringes of Newport, this fabulous home affords a wonderfully convenient lifestyle, with the town centre just a few minutes' drive away and offering an excellent range of shops, cafés, bars and restaurants amid handsome Georgian and Victorian architecture, at the heart of which sits Newport Minster. Some of the Island's finest attractions are close by too, including English Heritage's magnificent Carisbrooke Castle and the beautiful parkland of Robin Hill Country Park. Mainland travel is equally convenient, with car ferry links from Fishbourne to Portsmouth and East Cowes to Southampton just a twenty-minute drive away, and the Cowes to Southampton foot passenger catamaran service located a short distance further. A regular Southern Vectis number 6 bus service runs along Sandy Lane, with all other Island bus routes connecting at nearby Newport bus station.

Welcome to 2 Keats Vale

Tucked away in a peaceful corner of this contemporary development of redbrick homes, number 2 Keats Vale enjoys a smart, block-paved driveway set directly in front of an attached garage, with a flourishing flower bed marking the boundary between the driveway and the entrance path. A solid timber front door opens into a welcoming entrance hall.

Entrance Hall

A spacious, pristine welcome, with soft pebble-grey carpet flowing through to the lounge and first floor. A wooden spindle staircase includes an understair storage cupboard, and four coordinating timber doors lead to the garage, cloakroom, lounge and kitchen-diner.

Kitchen/Diner

A stylish, well-proportioned kitchen with a generous range of fitted cabinetry, stylish splashback and dark countertops. Integrated appliances include a fridge-freezer, dishwasher, washing machine, tumble dryer and Neff induction hob and double oven, with ample space for family dining and French doors opening onto the garden.

Lounge

A sumptuous, light-filled reception room with three rear-aspect windows and double French doors onto the garden, complemented by an elegant, subtly patterned feature wall.

Cloakroom

A smart, conveniently placed cloakroom finished with charcoal-grey tiled flooring and fully tiled walls, comprising a white dual-flush WC and wall-mounted hand basin.

First-Floor Landing

Continuing the pebble-grey carpet from below, the landing gives access to four bedrooms, an en-suite and a family bathroom, along with an airing cupboard and a boarded loft.

**Primary Bedroom**

A spacious, light-filled room with two rear-aspect windows and a further window overlooking the wooded grounds, complete with substantial built-in wardrobes and access to an ensuite.

Ensuite Shower Room

A well-proportioned ensuite with an enclosed shower cubicle, low-level WC and wall-mounted basin beneath a mirrored cabinet.

Bedroom Two

A double bedroom to the front of the property with a large built-in wardrobe and fresh neutral decor.

Bedroom Three

A versatile double bedroom with two front-aspect windows, equally suited to use as a home office.

Bedroom Four

Currently used as a dressing room, with substantial sliding-door wardrobes that could be removed if desired.

Family Bathroom

A contemporary suite comprising a panel bath with shower attachment, wall-mounted basin and low-level WC, finished with charcoal-grey tiled flooring and soft-grey tiled walls.

Outside

A peaceful, wrap-around garden and haven for wildlife, including the Island's native red squirrel. Enclosed by hornbeam hedging and mainly laid to lawn, it features paved seating areas and mature planting including acer trees, camellias, rhododendrons, oleander and a magnolia tree.

Garage and Parking

A block-paved driveway and attached garage provide off-road parking for two vehicles, with further visitor parking available around the development.

In Summary

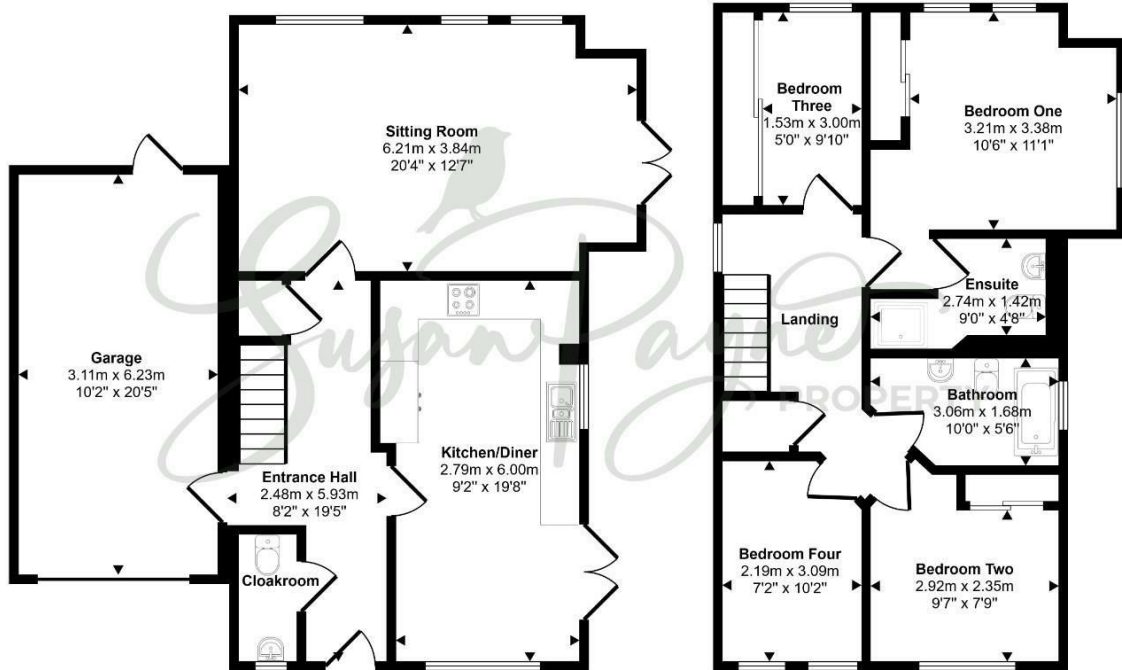
Presented in pristine condition, 2 Keats Vale represents an enviable opportunity to acquire a spacious family home in a convenient yet peaceful setting, surrounded by nature and wildlife. An early viewing with the sole agent Susan Payne Property is highly recommended.

Additional Details

Tenure: Freehold | Council Tax Band: D (Approx £2689.59 for 2026/27) | Services: Calor Gas Central Heating, Electricity, Mains Water and Drainage | Estate Fee: Approx £640 per annum (may vary depending on works completed around the development) | Estate Management Company: Retriever Property Management Limited



Approx Gross Internal Area
132 sq m / 1425 sq ft



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		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
England & Wales		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.