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UR DEPOSIT



- Popular Village Location
- 10 Year Build Warranty and Captiva Exclusive 2 Year Defect Warranty
- Last Remaining Newbridge Esteem
- 4 Double Bedrooms
- Predicted EPC A - Super Efficient Home
- Award Winning Development for Build Quality
- Nominated for Residential Development of the Year 2025 at the South Coast Property Awards
- PV (solar) Panels, Air Source Heat Pump & Underfloor Heating
- Large Driveway For Parking with Garage

Plot 40, Newbridge Esteem, Lily Cross Farm West Street, Godshill, Ventnor,  
PO38 3HI

**£449,995**

Plot 40 is the last remaining Newbridge Esteem, offering a opportunity to own a brand new home overlooking a beautifully landscaped green space. This enhanced version of our popular Newbridge design includes an additional fourth double bedroom, providing generous space for families, guests, or a home office. 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 4 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. With ample parking and a prime location, Plot 40 combines comfort, convenience, and charm, making it the perfect choice for anyone seeking a new home on the Island. This family home is available NOW and offered chain free.



# 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)

**Bedroom 4**

10'11" x 10'7" (3.33m x 3.23m)

**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**

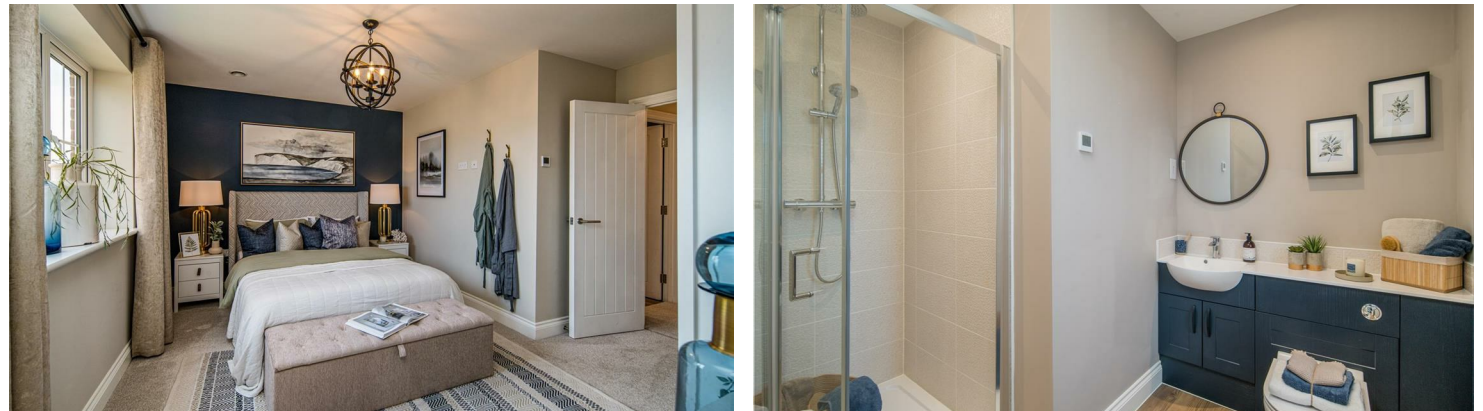
Driveway parking

**Garden**

Lawned gardens

**Tenure**

Freehold



**Council Tax**

To be confirmed

**Heating**

Air source heat pump and underfloor heating

**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 fittings, or any other fixtures not expressly included, are part of the property offered for sale.



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

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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