

Chatterton 
R I S E

SPENCE WILLARD



Chatterton Rise

OFF SANDY LANE, GATCOMBE

A select new development of 10 properties, nestled in a quiet cul-de-sac, with generous proportions and attractive open-plan family space

LOCATION

Situated on the outskirts of Newport, within the historic Gatcombe Manor development, Chatterton Rise is perfectly positioned for those who appreciate the beauty of countryside walks, offering a peaceful retreat while still being conveniently close to all the amenities

Newport has to offer. The vibrant town centre is just a short drive away, where you'll find an excellent selection of shops, inviting cafes, lively bars, and restaurants. The area itself boasts stunning Georgian and Victorian architecture, adding a touch of historical charm to daily life. This truly is a wonderful opportunity to enjoy the best of both worlds—tranquil country living with easy access to urban comforts.

THE DEVELOPMENT

Constructed by a highly regarded Island builder, known for a number of popular new build sites across the Island. The properties have been built to a high specification and designed to provide light and spacious accommodation with minimal maintenance. The design includes quality materials and finishes to make for an efficient home.

VIEWING:

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Specification

GENERAL

- Electric Vehicle Charging Point
- Off Road parking for 2/3 cars
- Landscaped garden with new hedging and garden laid to lawn
- Composite hard wearing decking
- Natural slate roof
- Thermo Wood cladding (25 year guarantee)
- Outside water tap
- External lighting to the front and rear
- Composite front door
- 10 year ICW Warranty
- Luxury Herringbone style LVT flooring with underfloor heating to the ground floor, radiators to the first floor with carpeted bedrooms, stairs and landing

KITCHEN

- AEG appliances to include 4 ring induction hob, split level double oven
- Built in fridge & freezer and dishwasher
- Built in washing machine (utility room)
- Large Island with under top storage cupboards.

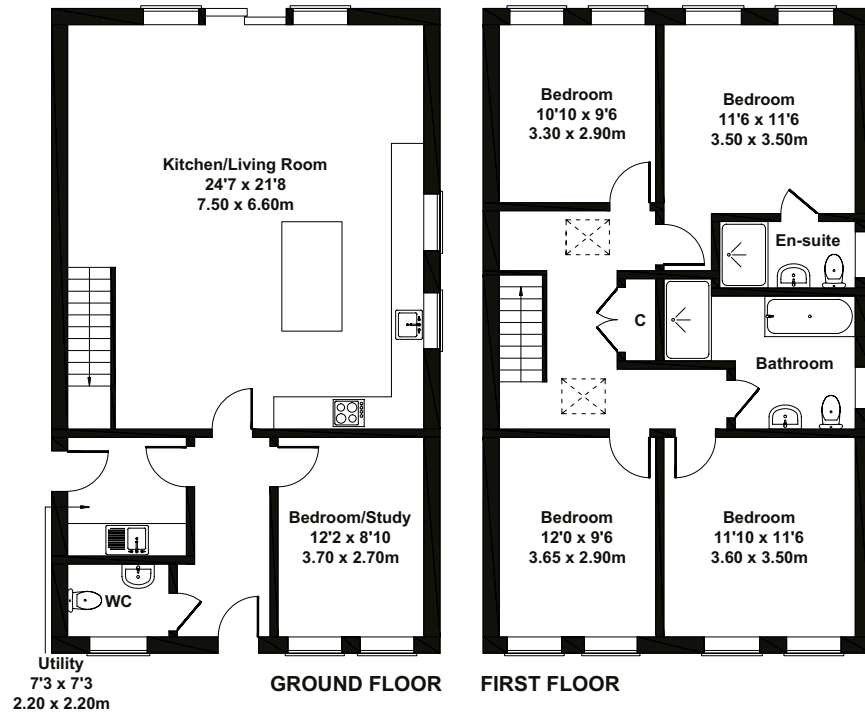




Plot 4

Approximate Gross Internal Area:
1615 sq ft / 150 sq m

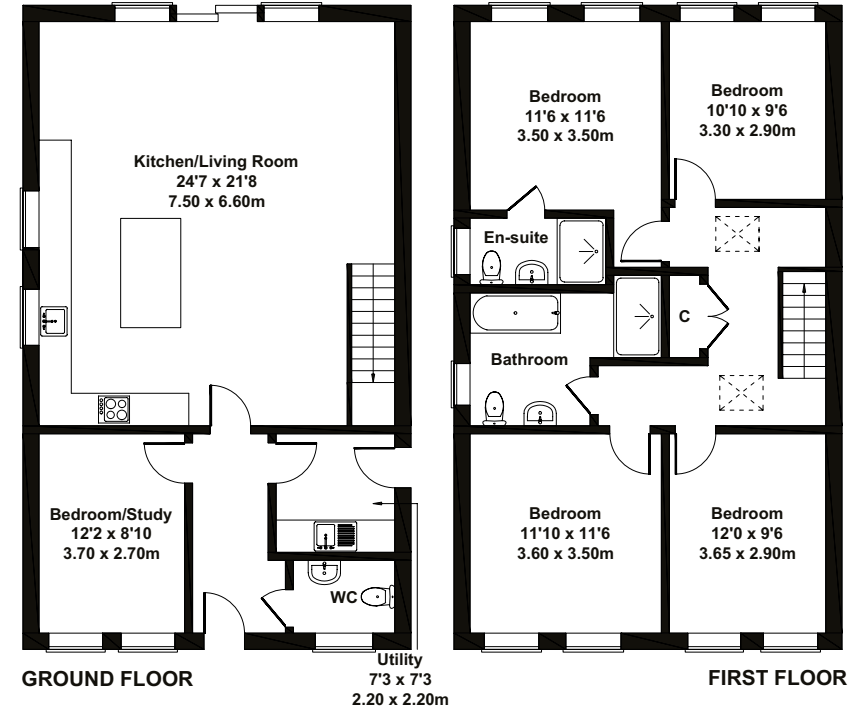
For illustrative purposes only - Not to scale



Plot 7

Approximate Gross Internal Area:
1615 sq ft / 150 sq m

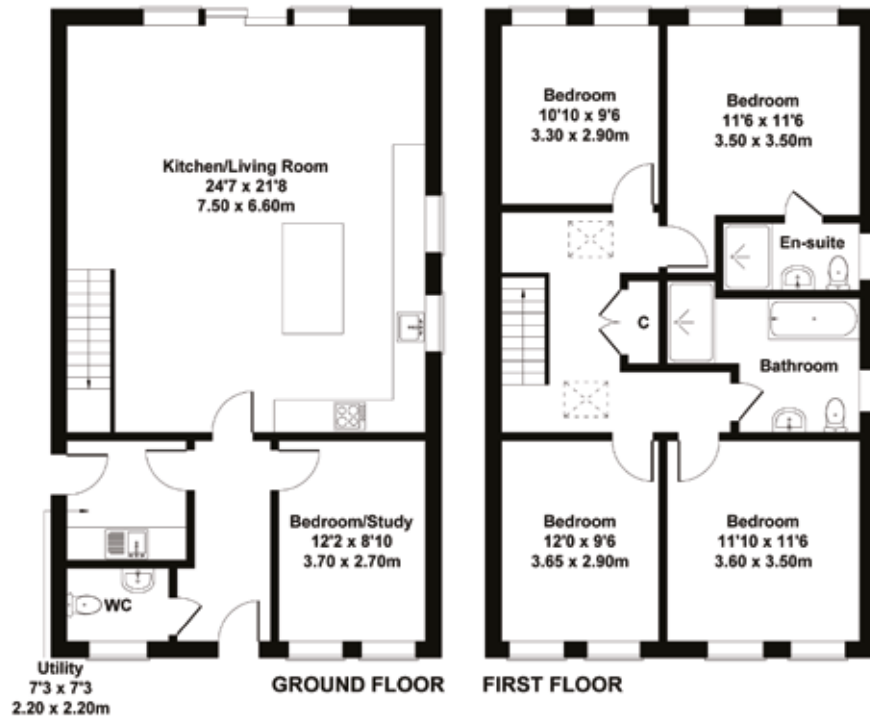
For illustrative purposes only - Not to scale



Plot 10

Approximate Gross Internal Area:
1615 sq ft / 150 sq m

For illustrative purposes only - Not to scale



General Information

SERVICES Mains water, electricity and drainage. LPG Gas-fired central heating, underfloor heating.

TENURE Freehold

WARRANTY 10 year ICW Warranty.

COUNCIL TAX Band TBC

EPC Rating C

SERVICE CHARGE £641.64 per annum.

POST CODE PO30 3FG

VIEWINGS Strictly by prior arrangement with the selling agents, Spence Willard.

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