



- Sweeping Countryside Views from Main Living Spaces
- Large Rear Garden Not Overlooked
- Predicted EPC A - Super Energy Efficient Home
- Double Garage & Driveway
- Beautiful Location Tucked Away On The Edge of The Development
- 10 Year Build Warranty and Captiva Exclusive 2-Year Defect Warranty
- Nominated for Residential Development of the Year 2025 at the South Coast Property Awards
- 4 Double Bedrooms
- PV (solar panels), Air Source Heat Pump & Underfloor Heating
- Award Winning Development for Build Quality

Plot 1, The Hamstead, Lily Cross Farm West Street, Godshill, Ventnor, PO38 3HL

£615,000

Plot 1 is one of the last remaining 'Hamstead' style homes available at Lily Cross Farm, offering the chance to own our largest four bedroom home within the most exclusive plot in the development. This beautifully designed detached property combines space, style, and flexibility, with a flowing kitchen, family, and dining area that opens into a formal sitting room. Set in its exclusive position, the home enjoys sweeping views across the surrounding countryside, creating a truly idyllic backdrop for modern family living. Upstairs, four generous double bedrooms provide comfort for the whole family, with the option to create a fifth in the future. Outside, a large garden and double detached garage enhance the appeal, while the home's private plot position ensures both charm and convenience.

Set within the postcard perfect village of Godshill, residents enjoy a welcoming centre with shops, bus links, and excellent places to eat and drink. The location is ideally placed between Newport, the Island's principal town with its extensive shopping and services, and Shanklin, a popular coastal destination. Surrounded by footpaths and bridleways, the development offers endless opportunities to explore the countryside and connect with nearby villages.

With its spacious design, idyllic setting, and breathtaking views, Plot 1 blends modern family living with rural charm, the perfect new home on the Island.



Accommodation

Entrance Hall

Built in Storage

Cloakroom W.c.

Living Room

14'4 x 14'3 (4.37m x 4.34m)

Kitchen/Family/Dining

33' x 14'1 (10.06m x 4.29m)

Dining Room

10'2 x 9'6 (3.10m x 2.90m)

Landing

Built in Storage

Bedroom 1

15'3 x 10'1 (4.65m x 3.07m)

En Suite Shower Room

Bedroom 2

14'0 x 10'1 (4.27m x 3.07m)

Bedroom 3

10'4 x 10'1 (3.15m x 3.07m)

Bedroom 4

10'1 x 9'1 (3.07m x 2.77m)

Bathroom

8'4 x 5'6 (2.54m x 1.68m)

Gardens

The gardens will be landscaped and laid to lawn

Integral Double Garage

With two up and over doors, power and lighting.

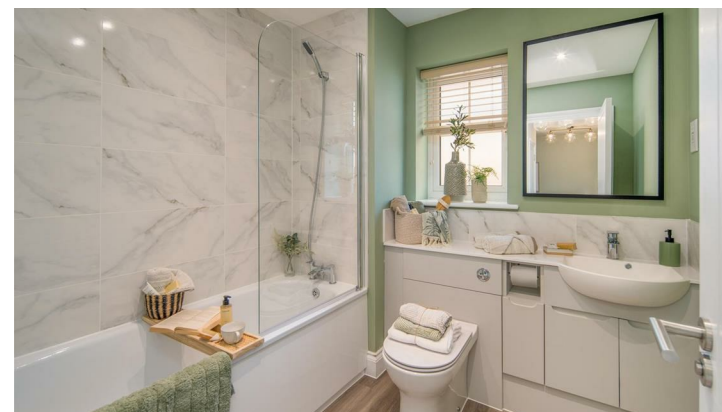
Driveway Parking

Tenure

Freehold

Council Tax

TBC



Flood Risk
Very low risk

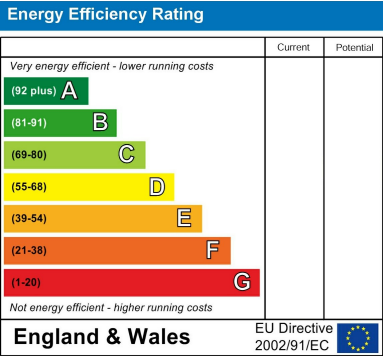
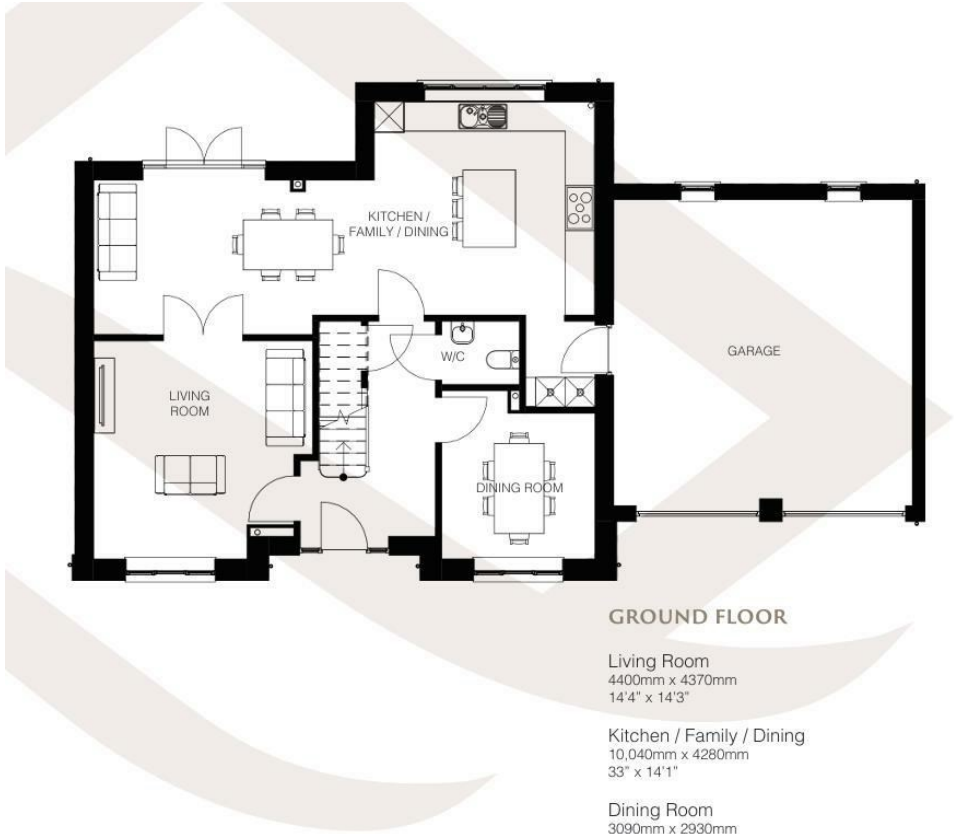
Broadband Connectivity
Openreach and Wightfibre networks. Up to ultrafast fibre available.

Mobile Coverage
Coverage includes EE & O2. Limited coverage from Three and Vodafone.

Construction Type
Cavity wall. Timber frame

Services
Unconfirmed electric, water and drainage.

Agents Note
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.



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 Tombletons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.



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