

Ashbrook Blackwater, Newport, PO30 3BJ

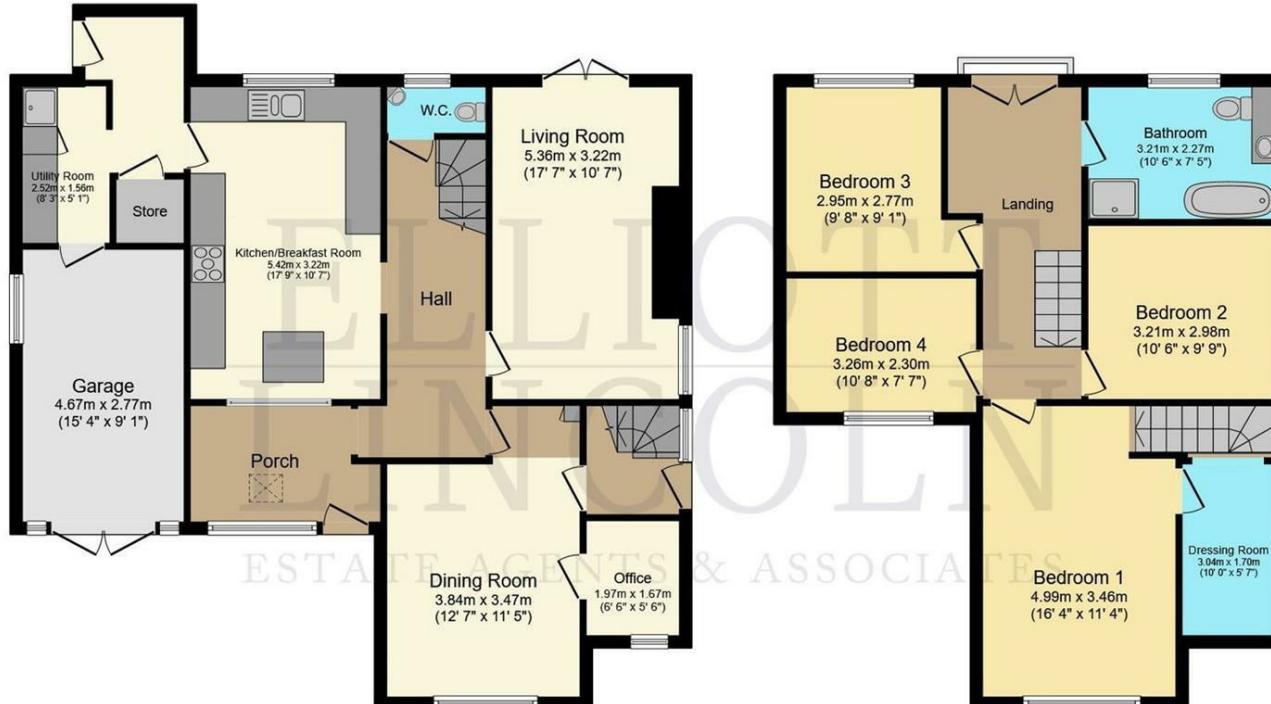
Asking Price £500,000

EPC Rating: F Council Tax Band: E



A beautifully presented and substantial four-bedroom detached home, Ashbrook offers an impressive 1,810 sq. ft. of flexible accommodation, set in a picturesque countryside location just a short distance from Newport, the island's capital. Thoughtfully modernised by the current owners, this home blends contemporary comfort with charming character, featuring a versatile layout that could allow for an independent annexe if desired.

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## Ground Floor

Floor area 99.0 sq.m. (1,065 sq.ft.)

**TOTAL: 168.2 sq.m. (1,810 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## First Floor

Floor area 69.2 sq.m. (745 sq.ft.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	
	34	
England & Wales		EU Directive 2002/91/EC