

Ashbrook Blackwater, Newport, PO30 3BJ

Asking Price £500,000

EPC Rating: F Council Tax Band: E

ELLIOTT
LINCOLN
ESTATE AGENTS & ASSOCIATES

Reassuringly familiar, refreshingly new



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.

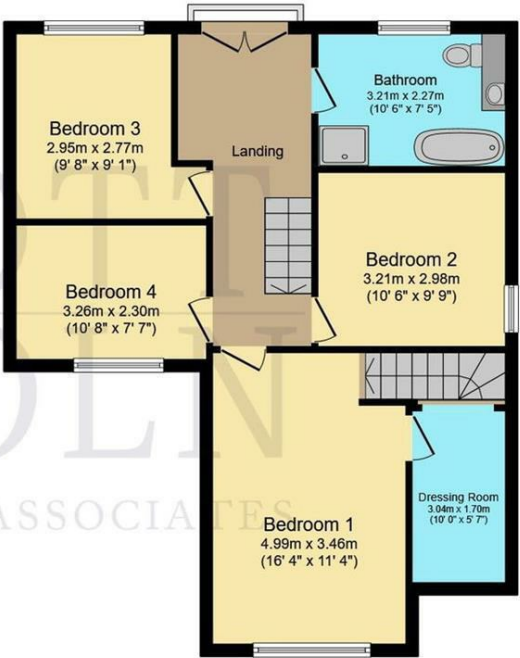
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Ground Floor

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

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



First Floor

Floor area 69.2 sq.m. (745 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

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