

## Newport, Isle of Wight



- **Stunning selection of newly renovated homes**
- **Parkland setting with 20 Acres**
- **Two parking spaces**
- **Excellent quality fixtures and fittings**
- **Chain Free**



## About the property

A selection of wonderfully designed and carefully renovated properties, in the heart of Islands' rolling countryside. This picturesque setting is amongst 20 acres of private woodland and parkland. Offered to the market Chain free, these stunning homes are not to be missed!

Gatcombe Manor, situated on the outskirts of Newport & Carisbrooke, provides rural living with the benefits of a short drive into both the charming Carisbrooke Village and the islands' principal town of Newport in a matter of minutes. Newport offers a bustling high street with plenty of shops, cafes and restaurants, whilst also providing all your daily needs, with several supermarkets, good transport links and more.

A gated residence, the development is surrounded by approximately 20 acres of parkland which boasts an array of wildlife and natural beauty. Each property also has its very own private garden space and the benefit of two parking spaces as well.

Internally, the properties here have been finished to a very high standard and remain sympathetic to the character and charm this building offers. High ceilings, feature windows and each property with its own unique layout offering stunning views.

Local Authority - Isle of Wight Council  
Council Tax Band - D

Tenure - Freehold (Estate Charges for 2024 are £593.04 per property)

## Accommodation

### GROUND FLOOR

Entrance Hall

Cloakroom W/C

Open Plan Kitchen/Dining/Lounge 21'6 max x 20'4 max  
(Lounge Area width 13'2)

### FIRST FLOOR

Landing

Bedroom 1 12'4 x 8'6

Bedroom 2 12'2 x 8'8

Bedroom 3 9'6 x 9'4

Bathroom

### OUTSIDE

Private Rear Garden

Parking for 2

Communal Grounds & Parkland

## Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)  
[www.landregistry.gov.uk](http://www.landregistry.gov.uk)  
[www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)  
[www.homeoffice.gov.uk](http://www.homeoffice.gov.uk)  
[www.ukradon.org](http://www.ukradon.org)  
[www.fensa.org.uk](http://www.fensa.org.uk)  
[www.nesltd.co.uk](http://www.nesltd.co.uk)  
<http://list.english-heritage.org.uk>

## CONTACT US

Ground Floor  
Trigg House  
Monks Brook  
St. Cross Business Park  
Newport  
Isle of Wight  
PO30 5WB

Tel: 01983 525710  
Email: [sales@triggio.co.uk](mailto:sales@triggio.co.uk)

## Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

**01983 525710**

**[triggio.co.uk](http://triggio.co.uk)**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			88
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			