



- Beautiful Brand New Detached House
- Family Bathroom & Downstairs Cloakroom
- Stylish Open Plan Kitchen/Dining
- Lawned Gardens
- Comfortable 3 bedroom - 1 En Suite Accommodation
- Driveway Parking
- Predicted Energy Rating A
- Generous 17'2 Living Room
- Sought After Village Location
- 10 Year Build Warranty

Plot 89, Merstone, Lily Cross Farm West Street, Godshill, Ventnor, PO38 3HL

**£362,500**

Welcome to Lily Cross Farm, the latest development from Captiva Homes. This is a select development of 2,3 & 4 bedroom homes including bungalows. This attractive double fronted detached house, 'The Merstone', conceals a wonderfully stylish internal design. A winding stairwell sits to the far end of the generous entrance hall which is as much a feature as a necessity. The separate sitting room is sensibly spacious and the open plan kitchen/diner has French doors with direct access to the lawn gardens. At first floor the master bedroom is en suite and there are two further bedrooms and a family bathroom for all to use. The essential parking hardstands sit next to the property. This appealing development is positioned within the village of Goshill with picturesque rural surroundings and a 'postcard perfect' village centre with convenience store, buses and some wonderful establishments to eat and drink. The village sits between the Island's principal town of Newport and the popular coastal town of Shanklin. Newport town is home to the most extensive range of retail shops, services and facilities found anywhere on the Island and these will be a short car journey away. A network of footpaths and bridleways navigate the rural surroundings connecting to other well-trod routes, villages and towns. Call us on 01983 611511 to check availability for these lovely new homes. NB: Images & virtual tour used are of a show home from a previous site as a guide to how this property could look when decorated and furnished.



# Accommodation

Entrance Hall

Cloakroom W.C

Kitchen/Diner

17'2" x 12'2" (5.23m x 3.71m)

Living Room

17'2" x 10'5" (5.23m x 3.18m)

Landing

Bedroom 1

11'10" x 10'5" (3.61m x 3.18m)

En Suite

Bedroom 2

11'9" x 9'4" (3.58m x 2.84m)

Bedroom 3

12'2" x 7'5" (3.71m x 2.26m)

Bathroom

7'3" x 6'9" (2.21m x 2.06m)

Garden

Lawned gardens

Parking

Driveway parking

Tenure

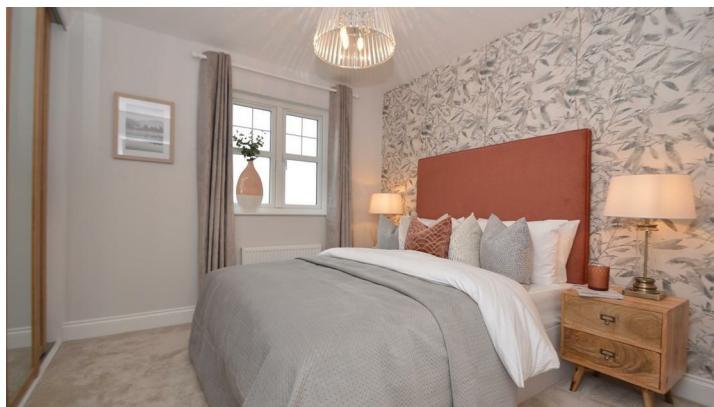
Freehold

Council Tax

To be confirmed

Heating

Air source heat pump and underfloor heating



## Services

Unconfirmed gas, electric, water, drainage and broadband.

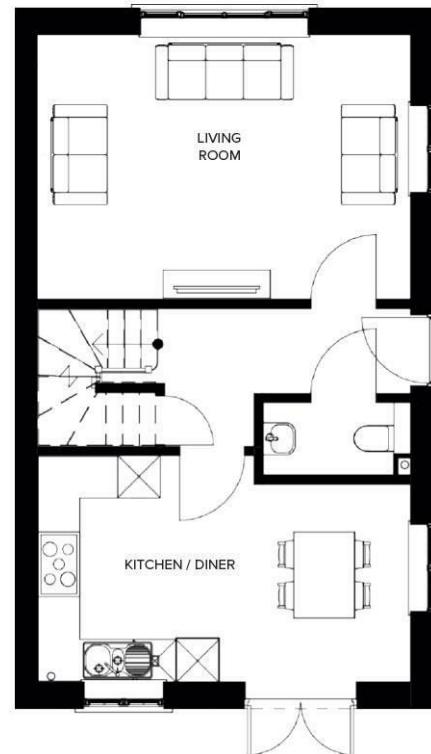
## Agents Notes

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.

### GROUND FLOOR

Living Room  
5237mm x 3175mm  
17'2" x 10'5"

Kitchen / Dining  
5237mm x 3707mm  
17'2" x 12'2"



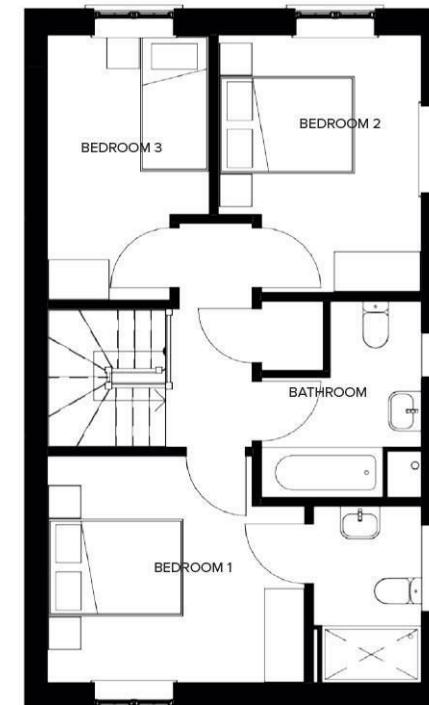
### FIRST FLOOR

Bedroom 1  
3608mm x 3175mm  
11'10" x 10'5"

Bedroom 2  
3600mm x 2845mm  
11'9" x 9'4"

Bedroom 3  
3707mm x 2278mm  
12'2" x 7'5"

Bathroom  
2220mm x 2100mm  
7'3" x 6'9"



### 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		
England & Wales	EU Directive 2002/91/EC	

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



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**Viewing:** Date ..... Time .....