



- Show Home at Lily Cross Farm
- Carpets and Amtico Flooring Included
- Predicted EPC A - Super Efficient Home
- Last Remaining Merstone House Type Available
- Decorated Beautifully Throughout
- PV (solar) Panels, Air Source Heat Pump & Underfloor Heating
- Sweeping Views Of The Countryside
- Parking For 2 Cars
- 10 Year Build Warranty and Captiva Exclusive 2 Year Defect Warranty

Plot 102, The Merstone, Lily Cross Farm West Street, Godshill, PO38 3HL

**£349,995**

## CHANCE TO OWN A SHOW HOME

Plot 102, The Last Merstone at Lily Cross Farm, offers a rare opportunity to own a beautifully designed show home. Inspired by the popularity of similar layouts, this picturesque double fronted property stands proudly on the street and marks the first home in our Superior Collection.

A centrally positioned hallway and sweeping staircase create an immediate sense of arrival. The light filled family living room and modern kitchen/diner—with a fully integrated kitchen—highlight how thoughtfully this home has been crafted for everyday living and entertaining.

Upstairs, the master bedroom features an en suite and space for fitted wardrobes, forming a peaceful and luxurious retreat. Two further generously sized bedrooms make this an ideal home for growing families.

Lily Cross Farm sits within the charming village of Godshill, surrounded by scenic countryside and a postcard perfect village centre offering a convenience store, bus routes, and a selection of excellent places to eat and drink. The location provides easy access to both Newport—the Island's main hub for shopping and services—and the popular coastal town of Shanklin. A network of footpaths and bridleways connects you to beautiful rural routes, neighbouring villages, and beyond.

With ample parking and a prime position, Plot 102 blends comfort, convenience, and character, making it an exceptional choice for anyone seeking a new home on the Island.



# 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**

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

**Bathroom**

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

**Parking**

Driveway parking.

**Garden**

Lawned gardens.

**Heating**

Air source heat pump and underfloor heating.  
Pv (solar) Panels.

**Tenure**

Freehold

**Council Tax**

To be confirmed

**Flood Risk**

Very Low Risk from rivers and sea.



### Broadband Connectivity

Openreach and Wightfibre networks. Up to Ultrafast fibre broadband available.

### Construction Type

Brand new cavity wall construction

### Mobile Coverage

Coverage includes EE & O2

### Services

Unconfirmed electric, water, drainage and broadband.

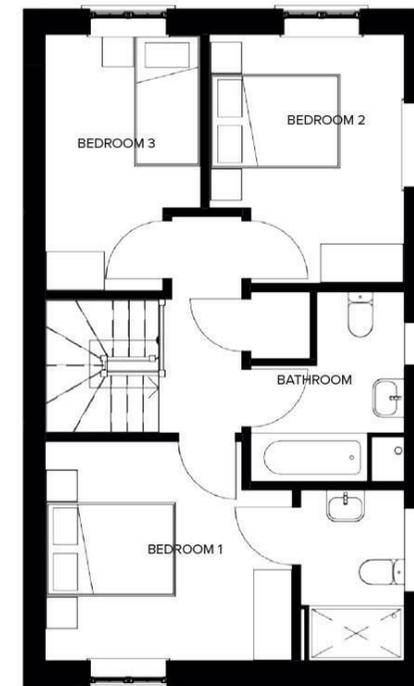
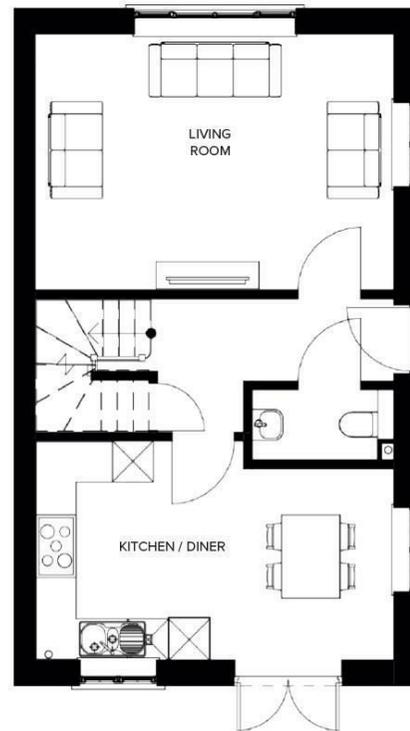
### Agent Notes

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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PROTECTED

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