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wright
estate agency

- Own this Show Home
- 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

**£335,000**

Plot 102, The Last Merstone at Lily Cross Farm, offers a rare opportunity to own a beautifully designed show home positioned in a prime location on the development, with sweeping views over the countryside. 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 towns of Shanklin & Ventnor. A network of footpaths and bridleways connects you to beautiful rural routes, neighbouring villages, and beyond.

With off road 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

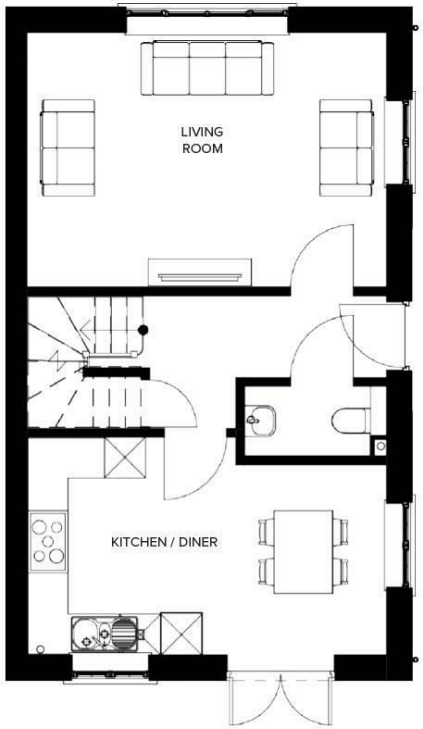
## Services
Unconfirmed electric, water, drainage and broadband.

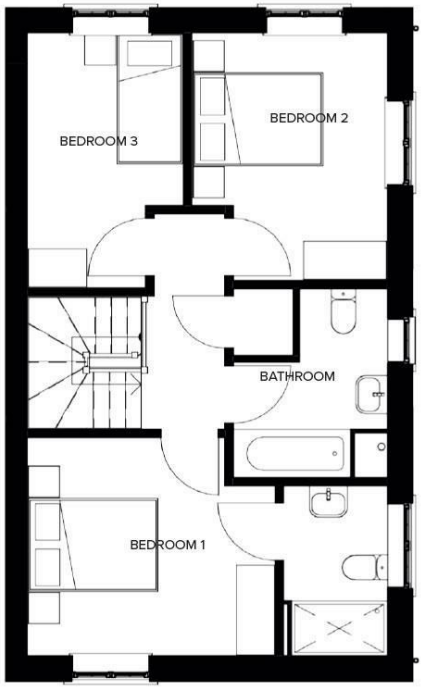
## Agent Notes
Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will 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 fitments, 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"

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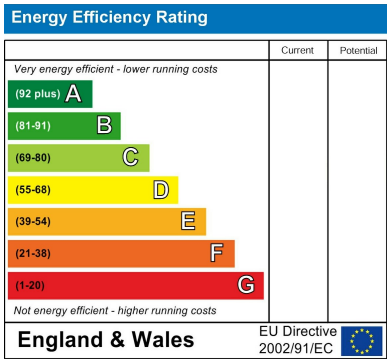


Referral Fees- With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. 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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The Property Ombudsman

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