

Newport, Isle of Wight



- **Beautifully Presented**
- **Stunning Grounds and Countryside Views**
- **2 Allocated Parking Spaces**
- **Bright, Spacious and Inviting**
- **Chain Free**



About the property

Nestled within the sought-after Whitecroft Park estate in Gatcombe, this beautifully presented first-floor period apartment offers a rare opportunity to enjoy countryside living in an elegant and characterful home. Surrounded by approximately 20 acres of stunning communal grounds, the property combines peace, privacy and convenience, all within easy reach of the Island's main amenities.

The apartment boasts spacious open-plan living accommodation, perfectly designed to maximise both light and the spectacular rural outlooks. Large floor-to-ceiling and period-style windows frame the surrounding greenery beautifully, creating an airy and inviting atmosphere throughout.

The accommodation comprises two generously sized bedrooms, including a well-appointed principal bedroom with en-suite shower room, alongside a separate family bathroom. The home is finished to a high standard and retains an abundance of charm and character, making it ideal as a permanent residence, countryside retreat or lock-up-and-leave Island home.

Externally, the property benefits from allocated parking for two vehicles, while residents can enjoy the extensive communal grounds and picturesque setting that Whitecroft Park is renowned for.

Offered to the market chain-free, this exceptional home enjoys a wonderfully rural position whilst remaining conveniently located less than a 10-minute drive from both the historic village of Carisbrooke, with its famous castle and everyday amenities, and Newport town centre, the Island's principal hub offering a wide selection of shops, cafés, bars, restaurants and supermarkets.

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

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

CONTACT US

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Accommodation

GROUND FLOOR

Communal Entrance

Stairs to

FIRST FLOOR

Landing

Entrance Hall

Lounge/Kitchen/Diner 20'6 x 18'4

Bedroom 14'4 x 8'10 En-suite

Bedroom 14'11 x 8'4

Bathroom

OUTSIDE

2 x Allocated Parking

Communal Grounds of Approximately 20 Acres

Gated Entrance

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		