

Godshill, Ventnor, Isle of Wight



- **Stunning 3 Bedroom Detached home**
- **Beautifully Kept & Wonderful Views**
- **Driveway Parking and Large Rear Garden**
- **Excellent Position Within the Village**
- **"A" Rated Energy Efficiency**



About the property

Nestled in one of the Isle of Wight's most picturesque villages, this exceptional three-bedroom detached home has been thoughtfully crafted to an outstanding specification by a respected local independent builder. Combining contemporary design with impressive energy efficiency, this beautifully finished property enjoys an enviable position overlooking open countryside, with far-reaching views across the surrounding Godshill landscape.

To the front, the property benefits from driveway parking for two vehicles, together with an electric vehicle charging point. Inside, the accommodation has been designed with modern family living in mind. A spacious dual-aspect lounge opens directly onto the generous rear garden through French doors, creating a wonderful space for both relaxing and entertaining. The separate kitchen/dining room is equally impressive, offering ample room for family meals while also enjoying direct access to the garden. A convenient downstairs cloakroom and excellent built-in storage complete the ground floor.

Upstairs, the first floor offers three genuine double bedrooms, including a superb principal bedroom with its own contemporary en-suite shower room. The remaining bedrooms are served by a stylish family bathroom, while many of the first-floor rooms continue to enjoy delightful countryside views.

Outside, the large enclosed rear garden provides an excellent space for families, entertaining or simply enjoying the peaceful surroundings.

Built with sustainability at its heart, the home boasts an impressive EPC A rating and incorporates photovoltaic solar panels, an air source heat pump and an electric vehicle charging point, delivering exceptional energy efficiency and reduced running costs.

Situated on the edge of the charming village of Godshill, the property is perfectly placed to enjoy some of the Isle of Wight's finest countryside. Scenic walks begin almost from the doorstep, including the popular Worsley Trail and Red Squirrel Trail, making it an ideal location for walkers and nature lovers alike. The village itself offers a highly regarded primary school, a selection of independent shops, traditional pubs and welcoming cafés, all contributing to the vibrant community atmosphere that makes Godshill one of the Island's most sought-after locations.

Offering high-quality craftsmanship, outstanding energy performance and an idyllic village setting with breathtaking rural views, this is a rare opportunity to purchase a beautifully appointed family home in one of the Isle of Wight's most desirable locations.

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

Accommodation

GROUND FLOOR

- Entrance Hall
- Kitchen/Diner 17'2 x 10'5
- Cloakroom WC
- Lounge 18' x 12'2
- Storage

FIRST FLOOR

- Landing
- Bedroom 1 11'6 x 10'6 en suite
- Bathroom
- Storage
- Bedroom 2 12' x 9'5
- Bedroom 3 12'1 x 7'5

OUTSIDE

- Gravelled Front Garden
- Driveway for Two Vehicles
- Side Access
- Rear Garden

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>

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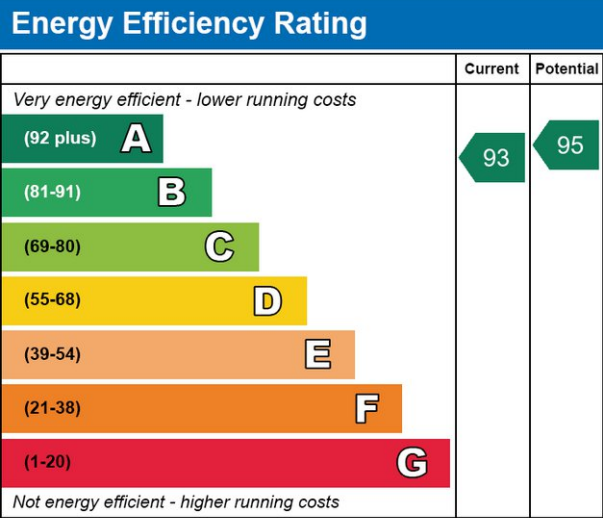
Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

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