

SPENCE WILLARD
NEW HOMES & DEVELOPMENT



2 Meadow Way, Brighstone, Isle of Wight, PO30 4FB

A Home Built for the Future, with its modern architecture, exceptional energy performance and the unique advantage of Zero Bills™ for ten years, 2 Meadow Way represents a rare opportunity to secure a home that is as beautiful as it is efficient.

VIEWING

FRESHWATER@SPENCEWILLARD.CO.UK 01983 756575 WWW.SPENCEWILLARD.CO.UK



Welcome to this beautifully designed two-bedroom single-storey contemporary Eco-Home with zero home energy bills guaranteed. Certified 'Zero Bills™' with Octopus Energy means you can enjoy zero home energy bills for at least ten years. Crafted by Green Apple Developments, this home blends striking modern architecture with exceptional energy performance, delivering comfort, style and future-proof living in one elegant package. Certified 'Zero Bills™' with Octopus Energy means you can enjoy zero energy bills for ten years, guaranteed (subject to fair usage and not including the EV charging point). This world-first smart tariff from Octopus Energy is made possible through a combination of Solar PV panels, a home battery system, triple glazing, an air-source heat pump and smart optimisation technology. Together, these systems work seamlessly to keep your home warm, comfortable and efficient all year round. Limits, exclusions and terms apply. Visit octopus.energy/zero-bills-home for more.

The striking modern architecture showcases a bold, contemporary aesthetic with natural slate roof, black-stained Larch feather-edge cladding, Vandersanden Old Duxford brick plinth, large feature glazing with triangular windows, architectural shutters for solar control and privacy. The result is a home that feels both modern and timeless, blending beautifully into its semi-rural Isle of Wight setting.

The beautifully planned living spaces with a considered layout offers around 105m² (GIA excl. garage) of bright, flowing accommodation. A spacious open-plan living zone with dramatic vaulted ceilings, large sliding doors and feature glazing that floods the space with natural light provides a wonderful everyday space complemented by a stylish, modern kitchen with breakfast bar, integrated appliances and direct access to the garden. Two double bedrooms including a generous principal suite with dressing room and private en-suite offer comfortable sleeping space and the luxury bathroom with high-quality sanitaryware and modern tiling provides a smart and elegant finish. A utility and adjacent plant room complete the accommodation.

Designed for practical, everyday living with comfort and efficiency, the property has been engineered to exceptional standards, including high-performance insulation throughout, underfloor heating with flowscreed system, Norrsken triple-glazed windows and doors in anthracite grey with tilt-and-turn openings and trickle vents, solar-shading shutters to reduce overheating along with thermal-mass blockwork to stabilise indoor temperatures. These features work together to create a quiet, comfortable and energy-efficient home.

The outdoor living, comprises a generous plot with a private patio terrace and sizeable raised timber decking, perfect for relaxing, entertaining or simply enjoying the peaceful surroundings. The landscaped garden areas are complemented by gravel pathways and dwarf walls, a dedicated bin store and boundary fencing. The property also includes driveway parking and a detached garage with an EV charging point adjacent.

There is a choice of premium flooring options for 75m² of the floor area. Curated from a range of Karndean luxury vinyl flooring with Knight Tile (included as standard), Van Gogh (as an upgrade) or Art Select (a premium upgrade). On completion, the property will also come with a Build Zone 10 year new build warranty.

LOCATION

Set within the sought-after West Wight, Meadow Way is nestled on the westerly outskirts of Brighthstone and enjoys an enviable position just 1,200 metres from the heritage coastline and the beach at Grange Chine. This peaceful rural setting places you moments from some of the Island's most celebrated natural landmarks, including Brook Beach, only a 5-minute drive (2.5 miles) away, and the golden sands of Compton Bay, reachable in 6 minutes by car. The village of Brighthstone itself sits at the heart of the community, offering a welcoming general store with post office within a few minutes walk, along with a friendly local pub, The Three Bishops, the Tandem Tea Rooms, Calon Cafe & Bistro, a hairdresser, community library, doctors surgery with dispensary, a primary school and two churches. Surrounded by rolling countryside, ancient monuments such as The Long Stone, and the expansive Brighthstone Forest, outdoor pursuits such as cycling, walking, fossil hunting, horse riding, surfing, kite surfing and paragliding are all popular in the area along with stargazing, due to the majority of the coastal area being designated a dark skies zone. As a result, Compton Bay was listed by Dr Jenifer Millard and Land Rover, in the top ten stargazing spots in the UK. The location blends coastal beauty with village convenience and is an ideal balance for modern rural living.

THE DEVELOPER

Green Apple Developments, Pioneering Sustainable Island Homes

Green Apple Developments is a design-driven development company based on the Isle of Wight, creating homes that combine architectural elegance with exceptional environmental performance. With over 35 years of industry experience, the team brings together deep technical expertise, innovative thinking and a passion for building a greener future.

Every Green Apple home is shaped by a simple belief: that Science, Technology and Nature should work in harmony. This ethos guides every stage of the process from concept design and energy modelling to construction and finishing, resulting in homes that are not only beautiful to live in, but also responsible, efficient and future-ready. A Commitment to Low-Carbon Living, Green Apple Developments specialises in low embodied-carbon, energy-efficient buildings, designed to dramatically reduce environmental impact while enhancing comfort and wellbeing. Their projects benefit from Advanced SAP assessments and A-rated EPCs, detailed thermal modelling, integration of renewable technologies, minimal embodied carbon through material selection and intelligent design that reduces overheating and energy demand. This scientific approach ensures every home performs exceptionally—quiet, warm, efficient and built to stand the test of time.

ACCOMMODATION

OPEN PLAN KITCHEN/DINING/LIVING ROOM

31'5" x 18'0"

UTILITY

5'1" x 4'1"

PLANT ROOM

BEDROOM 1

12'9" x 11'5"

DRESSING ROOM

7'0" x 6'0"

EN SUITE SHOWER ROOM

11'5" x 4'9"

BEDROOM 2

12'11" x 12'11"

FAMILY BATHROOM

8'4" x 7'8"



COUNCIL TAX BAND

To be advised

EPC RATING

Predicted 'A' rating. Awaiting final confirmation.

TENURE

Freehold

POSTCODE

PO30 4FB

VIEWING

Strictly by appointment with the selling agent Spence Willard.



SPENCEWILLARD.CO.UK

IMPORTANT NOTICE 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Spence Willard in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Spence Willard nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. **4. VAT:** The VAT position relating to the property may change without notice.