



Garden Lodge

ST CATHERINES ROAD, NITON UNDERCLIFF, ISLE OF WIGHT

SPENCE WILLARD



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An attractive, 'A' rated energy efficient, south facing home. Providing spacious, well-considered accommodation and sea views

This brand new, 'A' rated energy efficient home is flooded with natural light and completed to a high standard ready to be enjoyed by its first lucky occupants.

Completed in 2026, the property has been finished to a high standard, with quality materials and fittings used. There is underfloor heating controlled by individual thermostats, electric Velux windows with rain sensors and motion sensor low-level lighting throughout.

The property has two double bedrooms, two bathrooms, utility room, versatile further reception room, as well as impressive kitchen dining living space overlooking the rear garden and with distant views of the Channel, making for a great living and entertaining space. The property is comfortable and ideal for use as a main home or easily maintained lock-up-and-leave for those valuing this wonderful position on the south coast of the Island.

Niton Undercliff offers an idyllic setting with excellent southerly views. There is direct access to great coastal and country walks from the doorstep including towards nearby St Catherine's lighthouse along with various bays and coves. A well-regarded pub is a short walk from the property whilst the village centre of Niton, approximately half a mile away, has a great range of local facilities including a village stores, post office, a further pub and pharmacy.

VIEWING:

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Accommodation

ENTRANCE HALL A wide and welcoming entrance with vaulted ceiling and view through to the rear garden. An electric Velux window floods the space with light. Cupboard housing underfloor heating manifold and with space for further storage/hanging coats.

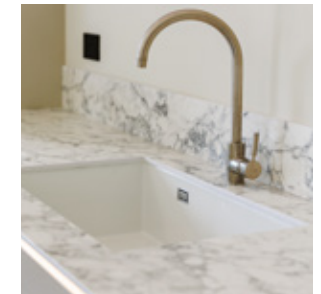
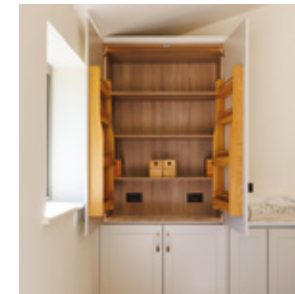
BEDROOM 1 A double bedroom with vaulted ceiling and sliding glazed doors to the attractive courtyard. Floor to ceiling cupboards provide ample storage space.

SHOWER ROOM EN-SUITE Hidden sliding door opens to the shower room. Tiled throughout with large walk-in shower cubicle, with glazed screen, rainfall shower head and separate handheld shower attachment, sink set on vanity unit with storage below and illuminated mirror above with shaving socket, WC and heated towel rail.

BEDROOM 2 A further double bedroom with vaulted ceiling and fitted wardrobe cupboards with adjacent shelving. View to the front garden.

FAMILY BATHROOM With an impressive, vaulted ceiling, fitted with a large bath with shower attachment over, sink with vanity unit and ample storage cupboards below. WC and heated towel rail. Cupboard housing hot water cylinder.

SNUG/BEDROOM 3 A versatile room with roof light and large, glazed doors opening to the side courtyard. With sliding pocket doors to either end of the space, it enables you to close this off to other spaces and so provides a multitude of options, such as a further reception space, home office or third bedroom.



UTILITY ROOM Fitted with base cupboards with worksurface over, space for two undercounter appliances. Rangemaster twin ceramic sink with mixer tap over and full height cupboard for storage housing PV control panel. External door to the side access.

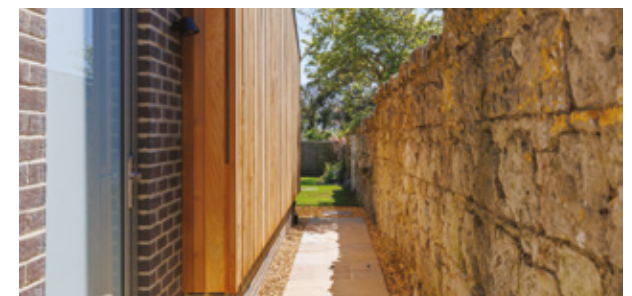
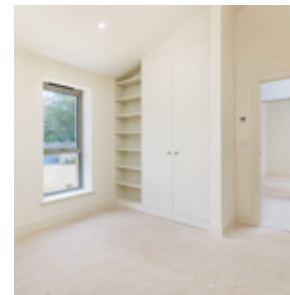
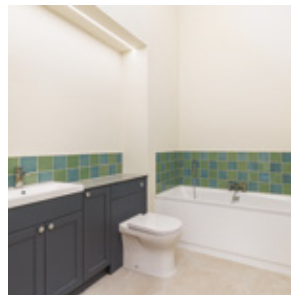
KITCHEN/DINING/LIVING AREA This impressive south facing room is a truly wonderful space, with floor tiles continuing seamlessly from the hallway and a vaulted ceiling with electric Velux window and large, sliding doors open to the rear garden with views to the Channel beyond.

The kitchen is fitted with a range of cabinets, with integrated appliances to include Neff fridge freezer, Neff single oven with Wi-Fi capability, microwave and dishwasher. Bin drawer, Rangemaster double ceramic sink with mixer tap above. There is a large breakfast cupboard with oak shelving with attractive lighting and sockets.

A large island separates the kitchen from the dining/living space and provides further storage, as well as a large worksurface with Neff induction hob with downdraught extractor, making for a sociable entertaining space.

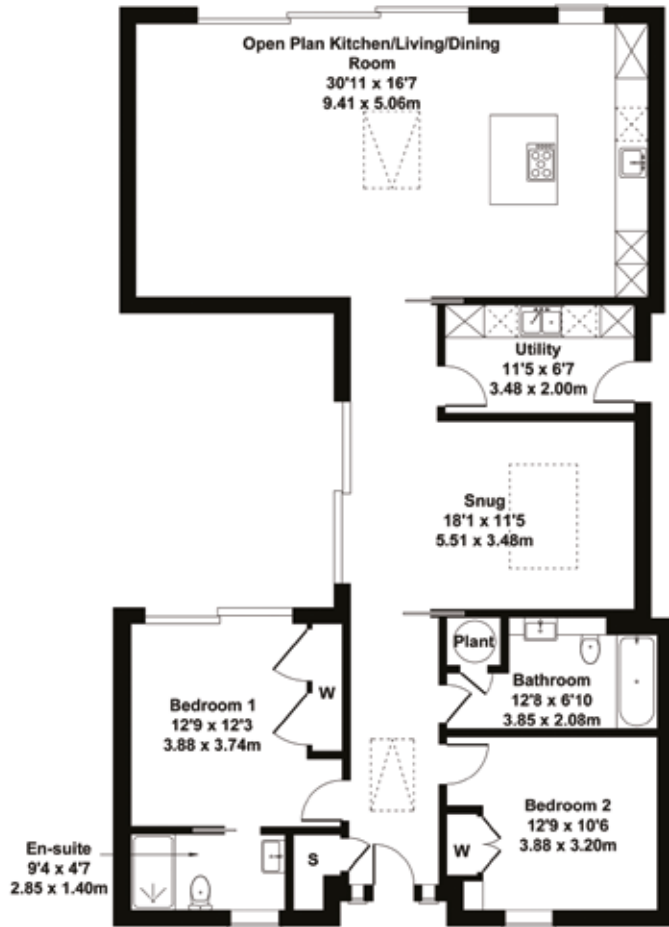
The remainder of the room can be completely adapted to suit requirements, easily able to hold both living and dining furniture with a television point installed, as well as a flue built in should someone wish to install a log burner.

The tiling continues to the rear terrace ideal for outdoor seating with a step down to the garden.



The Garden Lodge

Approximate Gross Internal Area
1399 sq ft - 130 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Outside

To the front of the property is a large, gravelled driveway for parking, turning and vehicle charging, enclosed by attractive stonewalling to the front and with flower borders. A side gate leads to the rear of the property where the garden is largely laid to lawn with some blossom trees and a flower border edged with sleepers. There is also a terrace opening from the kitchen living space, where views of the Channel can be enjoyed. To the eastern side of the property there is an attractive courtyard accessed via Bedroom 1 and the Snug, making for a sheltered and tranquil outdoor space.

General Information

TENURE Freehold

COUNCIL TAX Band Pending

EPC Rating A

SERVICES Mains water and electricity. Private drainage. Air Source Heat Pump and Photovoltaic panels with battery storage enabling the facilities to continue to be operational even in the event of a power cut. EV charging point.

NOTE The property benefits from a 10 year New Build Structural Warranty, as well as a 15 year guarantee for the flat roof.

POSTCODE PO38 2NA

VIEWINGS All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard.

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