

SPENCE WILLARD



2, Hardy Villas, Whitecroft Park, Newport, Isle of Wight

## *Elegant two bedroom apartment enjoying spacious open plan accommodation, set in a beautiful rural and tranquil setting.*

VIEWING:

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Set on the outskirts of Newport, perfectly nestled amidst the stunning countryside of Gatcombe. Beautifully maintained, gated development, which offers a truly unique living environment. The community features a blend of elegant Victorian conversions alongside contemporary new-build homes, providing both classic charm and modern comfort. Residents enjoy expansive green spaces and beautiful woodland, creating a tranquil setting that's perfect for relaxation and outdoor activities.

This apartment offers a rare combination of tranquillity and accessibility, making it an ideal choice for anyone looking to enjoy the very best of rural living without giving up on convenience. The location is nothing short of enviable, with breathtaking natural surroundings and a peaceful atmosphere that invites you to relax and unwind. For those with a passion for the outdoors, the area is a genuine paradise. You can set off on scenic woodland walks right from your doorstep or explore a network of exhilarating cycling routes that wind through the countryside – perfect for adventurers and nature lovers alike. Despite the sense of escape, you won't be isolated. The apartment is just a short drive from all the essentials, including a great selection of shops, charming cafes, and inviting eateries. Plus, the nearby towns of Newport and Carisbrooke offer a wealth of additional services, ensuring you have everything you need close at hand.

Getting to and from the mainland is straightforward, with regular ferry services from Fishbourne and East Cowes to Portsmouth and Southampton. If you prefer to travel on foot, the Cowes to Southampton catamaran service is conveniently located just 7.9 miles away, offering a quick and comfortable option for foot passengers. Additionally, for local travel, there's a bus stop nearby that's served by the Southern Vectis number 6.

This service makes it easy to connect to the wider Island bus network, ensuring you have plenty of options for getting around the area.

Viewings are highly recommended to appreciate the unique design and generous amount of space this home has to offer.

#### **GROUND FLOOR**

**COMMUNAL ENTRANCE LOBBY** – Spacious entrance lobby with security intercom entrance system.

**APARTMENT HALLWAY** – Benefitting from high ceilings and carpet throughout. Large walk in storage cupboard and additional cupboard above. Ample space for hats, coats and boots. Access through to all main principal rooms.

**SITTING ROOM AREA** Spacious triple aspect reception room with large bay and picture windows overlooking the south facing terrace garden and communal grounds. Continuation throughout of high ceilings and skirting boards.

**KITCHEN/DINING AREA** Large picture windows overlooking the garden and terrace. Dual aspect with additional side door access onto the garden. Stunning views over the communal gardens and local countryside. Fully fitted kitchen with both floor and wall storage units with laminate work surface. Built in appliances consisting of 4 ring hob and above extractor fan, NEFF double oven, built in NEFF dishwasher, fridge, freezer and Hotpoint washer/dryer. Soft close draws and cabinets. Ceramic sink bowl and drainer with mixer tap. Large dining area with table and chairs for six to eight people.

**BEDROOM 1** Spacious large dual aspect south facing double bedroom with breathtaking views over the communal garden and surrounding rural area. Large picture windows and built in double wardrobe with additional storage cupboard above. Ample space for additional free standing wardrobe.

**ESUITE SHOWER ROOM** Elegant walk-in fully tiled shower, wash hand basins set on vanity unit below. WC, Heated towel rail and hard wearing tiled flooring.

**BEDROOM 2** Large double bedroom. Large picture windows and built in double wardrobe with additional storage cupboard above. Ample space for additional free standing

**BATHROOM** Spacious bathroom, with large bath with overhead shower and tiled surround. Wash hand basin with vanity unit below, WC, heated towel rail and tiled flooring.

**OUTSIDE** One of the most remarkable aspects is its outdoor space. The property boasts a generous wraparound private terrace, which offers the perfect setting for al fresco dining or simply unwinding while

taking in the panoramic views of the beautiful heritage orchard and the picturesque countryside beyond. Thanks to its south facing aspect, the terrace is bathed in sunlight throughout the day, making it an inviting space to relax and soak up the stunning scenery at any time. In addition to the splendid outdoor area, the apartment also comes with the convenience of two large, allocated parking spaces, additional visitor parking available. A real asset for both residents and guests.

**POSTCODE** - PO30 3FE

**TENURE** - Leasehold. 125 year lease from 2015. Maintenance including Building Insurance: £2400 per annum. Ground Rent: £250 per annum. Indoor pets by permission. Long-term lets allowed (no holiday lets)

**COUNCIL TAX** D

**EPC RATING** TBC

**SERVICES** Mains water, electricity and drainage. LPG gas

**VIEWINGS** Strictly by prior appointment with the sole selling agents, Spence Willard.



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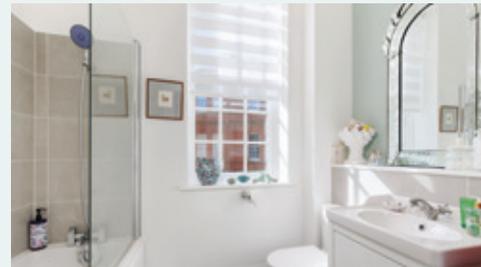
Approximate Gross Internal Area  
1004 sq ft - 93 sq m



GROUND FLOOR

**(ETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY)**  
Measurements walls, doors, windows, fittings and appliances, and locations, are approximate only. They cannot be regarded as a representation by the seller, nor their agent.

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