

SPENCE WILLARD



Cobbs Barn, Church Hill, Godshill, Isle of Wight

*A superbly light and well-presented modern house, situated in a particularly attractive position on the fringe of the village with country views*

VIEWING:

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Situated in a select development of just four new properties, benefitting from a great location off Church Hill (a short walk from the picture postcard Church), whilst backing on to farmland. This popular village has a village store, a choice of restaurants and cafes., a primary school as well as direct access to great country walks. There is easy access to coastal towns of Ventnor and Shanklin with their beaches and wider range of facilities.

Built to a high standard and completed in 2020, with the benefit of a 10-year LABC warranty. This particularly well-designed home provides really light accommodation, which is highly energy efficient and presented to a high standard with good quality fittings used throughout. There are country views from many of the rooms, most of which are at least dual aspect. With an attractive garden to both the front and rear, the attractive house is complemented by a large double garage and generous parking area for at least 3 cars. There are photovoltaic panels on the garage.



## ACCOMMODATION

### GROUND FLOOR

**KITCHEN/DINING ROOM** Forming the heart of the house this superb open plan living space incorporates a contemporary kitchen with spacious dining area and with sliding glazed doors opening to the terrace and garden. The kitchen area has a good range of base and wall cupboards, including an island unit all with marble worksurfaces and a range of integral appliances including 1 ½ bowl ceramic sink with mixer tap, There are a good range of quality appliances including a Siemens double oven and an induction hob with integral extractor, Neff dishwasher, Caple fridge and freezer. There is also an entrance door from the front garden and has a large store cupboard housing Dimplex hot water tank. Pocket doors open to:

**SITTING ROOM** A beautifully proportioned triple aspect room with sliding glazed doors opening to the terrace and garden. A feature chimney incorporates a contemporary fire with LED lighting and remote control with TV point above.

**UTILITY ROOM/BOOT ROOM** An unusually spacious utility room with direct access to the garden and fitted with base and wall cupboards, worksurface, sink unit with mixer tap and space for washing machine and dryer.

**CLOAKROOM** Wash basin, WC and heated towel rail.

Stairs with a solid oak handrail lead up to the:

### FIRST FLOOR

**LANDING** With matching oak handrail, flooded with light from two large Velux roof lights. Large storage cupboard.

**BEDROOM 1** A striking dual aspect room with a vaulted ceiling and both southerly and westerly country views.

**SHOWER ROOM EN-SUITE** Beautifully fitted with a large shower, twin wash basins with storage beneath, WC and heated towel rails. Tiled flooring and walls. Velux window and heated mirror.

**BEDROOM 2** A double bedroom with vaulted ceiling and views over the surrounding countryside as well as down to the north.

**BATHROOM** Fitted to a high standard, with bath with mixer tap and shower attachment, wash basin, WC and shower. Tiled flooring and walls, shelved cupboard with illuminated mirror and heated towel rail.

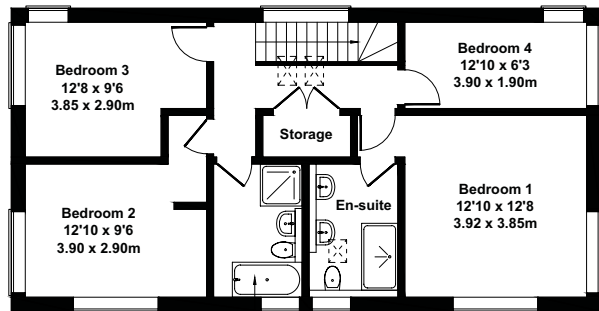
**BEDROOM 3** A double bedroom with distant country views.

**STUDY/BEDROOM 4** A deep window to southern elevation with country views.



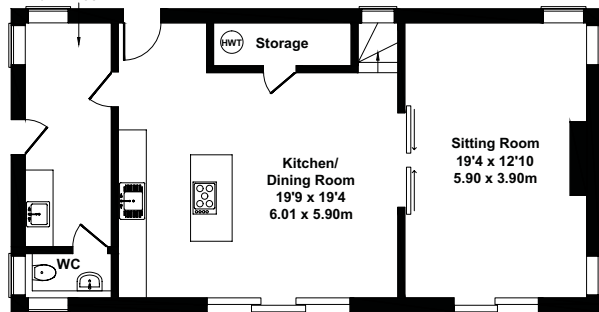
## Cobbs Barn

Approximate Gross Internal Area  
1528 sq ft - 142 sq m



### FIRST FLOOR

Utility Room  
16'1 x 6'1  
4.91 x 1.85m



### GROUND FLOOR

#### 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.

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### OUTSIDE

To the front of the house there is a lawned garden enclosed by timber fencing with various young trees and a gravel path providing pedestrian access and leading to Church Hill, with onward access into the Village. The principal garden lies to the rear (west) of the house where there is an attractive south and west facing garden with a large sandstone paved terrace adjacent to the kitchen and sitting room, providing an ideal alfresco seating and dining area. Adjacent is a level lawned garden enclosed by a stone wall with hedging and various borders, forming an attractive and sheltered setting from which views over the fields to the south can be enjoyed. A shared gravel driveway leads to the private driveway with parking for at least 3 cars with adjacent large double garage (6m x 5.3m) with power, lighting and remotely controlled roller shutter door. There is extensive external lighting, power and water within the garden.

**SERVICES** Mains water, electricity, drainage. Photovoltaic panels supplement the electric and Dimplex electric glass heaters throughout. Air source heat pump water heater.

EPC Rating C

POSTCODE PO38 3HY

**VIEWINGS** All viewings will be strictly by prior arrangement with the sole selling agents, Spence Willard, Waterside House, 72a High Street, Cowes, IW PO31 7RE.

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