



*A stylish four bedroom modern home
in a secluded rural village location*





Welcome to Niton

Manor Lodge is accessed from Pan Lane, Niton, a beautiful little village to the very south of the Isle of Wight. The village is surrounded by some of the Island's best countryside and downland walks, perfect for outdoor enthusiasts. It is also very close to St Catherine's lighthouse, one of the island's most famous sites.

Niton is a traditional village with plenty of local amenities such as a local store, post office and two great pubs, both of which serve excellent food using local produce.

Ventnor, hosting some of the Island's best restaurants including the Smoking Lobster, True Food Kitchen and the Hamborough, is only 15 minutes away.

There is a local bus service, which connects Niton to the larger towns of Newport and Ventnor and their amenities, as well as onward transport connections to the rest of the Island and the mainland.

MANOR LODGE • (REAR VIEW)



Manor Lodge
— NITON —

*Country life
Designed for living*

MANOR LODGE

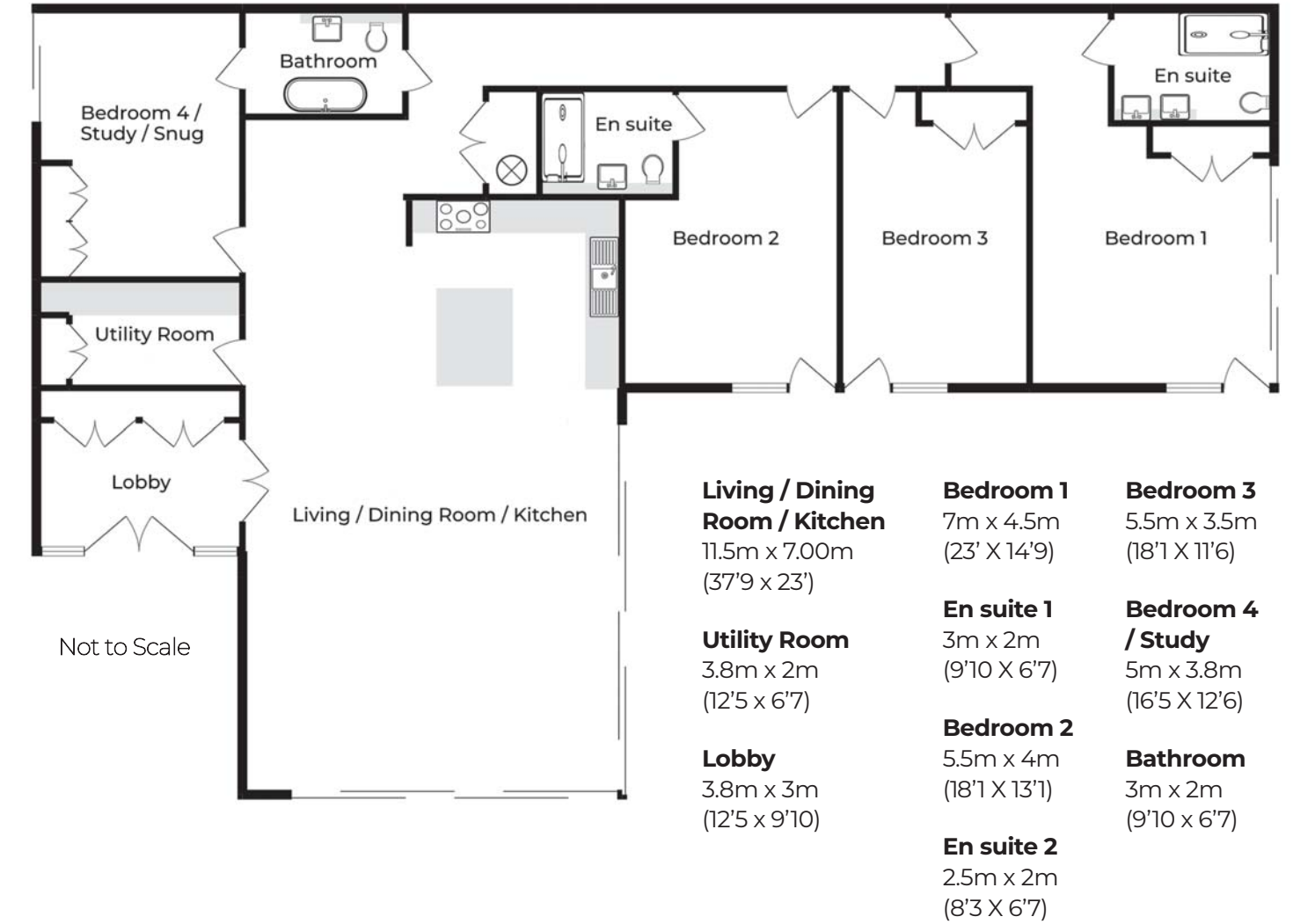
With flower meadow land totaling nearly three acres, Manor Lodge is a unique, ultra stylish four bedroom detached family home. Designed to maximise on its beautiful surroundings with views from every room over the surrounding countryside and lots of natural light throughout.

Outside you'll find a double garage, whilst inside, the accommodation in this family home is thoughtfully laid out – a welcoming and practical lobby area, with plenty of useful storage space, takes you straight into the central living space with kitchen and dining area. At this side of the house you'll also find a useful utility room, along with bedroom four which could also be used when working from home as a study or snug. The family bathroom is also situated over this side of the house. Leading around to the other 'wing' of the house, where you will find three double bedrooms, two of which have en suites, making this a very versatile home.

MANOR LODGE • (ENTRANCE VIEW)



FLOOR PLAN



NB – kitchen, bath, en suites layout are suggestions only, please check with us for final layouts.

SPECIFICATIONS

All Westoak homes are built to our high standards and specification. We can, where appropriate, work with purchasers to adapt the specifications to accommodate their preferences. The level of workmanship and thoughtful approach to every home is the fundamental reason why this should be your next move.

- Air Source Heat Pump providing all domestic hot water and heating
- Mechanical Ventilation with Heat Recovery (MVHR) – continuously extracts stale, moisture-laden air, resupplying fresh, filtered air back in, resulting in a comfortable, condensation free environment all year round.
- Underfloor thermostatic heating with zoned controls
- Optional extra of fully tiled or wooden flooring, subject to plot and stage of construction
- Exceptional quality contemporary Walnut veneer internal doors
- Sleek contemporary skirtings and architraves
- Modern high quality door furniture with contemporary handles finished in brushed steel on round rose
- Extensive TV and telephone points (TV aerial not included)
- Mains smoke detectors with infrared sensors
- Installed with BT and Wightfibre fast broadband phone lines
- Stylish fitted entrance porch light with PIR detector and rear lights
- Outside tap and power point
- Elevations finished in high quality stone and timber
- Low maintenance high quality aluminium double glazed windows, doors and sliding doors (where appropriate) finished in Anthracite RAL 7016 colour externally, white internal finish
- Paving and patios where shown finished with matching contemporary paving slabs
- Structural Warranty 10 Years
- Electric vehicle charging, wired ready to accept your choice of vehicle charging device
- Predicted EPC – B
- Predicted Council Tax Band - H
- Mains water, electricity and drainage



BATHROOMS

A luxurious contemporary space designed to exceed your expectations.

- Luxurious contemporary bathroom suites with WC and wall mounted designer basins
- Sleek monobloc basin mixer tap
- Stunning deep luxury bath
- Thermostatic bath mixer tap with independent 'hair wash' shower fitting to bath
- Luxury walk-in shower enclosures with frameless glass screen, contemporary shower valves, multifunction shower head on variable riser plus large overhead shower drench head
- Contemporary low rise walk-in shower trays
- Flush ceiling spot lighting with low energy LED bulbs
- Bathroom walls, where fitted with appliances, are tiled with stunning large format tiles
- Fully tiled bathroom floors with matching contemporary tiles (available as cost upgrade)
- Electric shaver point to each bathroom with supply for illuminated mirror or cabinet (available as cost upgrade)
- Luxury heated towel rail in both main bathroom and en-suites



SECURITY

Locks are "high security" and the front entrance door has, in addition, a fully insulated aluminium shell and high performance hinges as well as a high specification security lock.

Homes are fitted with PIR detectors on the outside lights ensure that the approach to the house is well illuminated.



KITCHENS

Every detail is considered in our beautifully designed kitchens.

- Stunning contemporary designer kitchens with units and pan drawers with soft close runners
- Solid 'Minerva' worktops and upstands to kitchen and utility room / plant room
- Flush ceiling spot lighting with low energy LED bulbs
- Undermounted sink unit with drainer grooves, contemporary designer taps to kitchen and mixer tap to utility areas / plant room
- Space and plumbing for washing machine and dryer to utility room / plant room
- Samsung 'Infinite' Duel cook double oven, induction hob with inbuilt venting and combination microwave and oven
- Integrated separate full size fridge and full size freezer
- Integrated dishwasher
- Wine cooler / chiller with dual zone temperature control



LOCATION



SITE PLAN



This site plan is a guide for illustrative purposes only. Landscaping shown is indicative only. Not to Scale.



MANOR LODGE, PAN LANE, NITON, PO38 2BU

To discuss further, please contact us on 01622 871255 or email sales@westoakhomes.co.uk or BCM on 01983 828805 or email tdawson@bcm.co.uk





BCM

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Homes

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Contemporary living *for life*

IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
- iii) The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
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Fixtures & Fittings

BCM will supply a list of requests, identifying clearly which items are included within the sale, which are excluded, and which may be available by separate negotiation. This list is the sole arbiter of this regardless of whether items are referred to or photographed within these particulars.

Viewings

Viewings strictly by appointment with BCM.

Method of Sale

Private Treaty, as a whole and with vacant possession

Wayleaves & Easements

The benefit of all wayleaves and easements, if any, relating to the land will transfer to the purchaser

Selling Agent

BCM, Isle of Wight office: Red Barn, Cheeks Farm, Merstone Lane,
Merstone, Isle of Wight, PO30 3DE

NB. These particulars are as at September 2022.

 what3words [///passenger.stay.respects](https://www.what3words.com/passenger.stay.respects)