

Merstone, Newport, Isle of Wight



- **4 Bedrooms With Master En-suite**
- **Stunning Rural Views**
- **Fabulous Rear Garden With Outdoor Kitchen**
- **Driveway and Integral Garage**
- **Quiet, Countryside Location**



About the property

Set within the rolling countryside of Merstone, a peaceful hamlet on the Isle of Wight, this superb four-bedroom detached home offers an exceptional blend of rural living and convenience, being ideally positioned close to Newport town centre and the nearby village of Godshill.

Approached via a private driveway providing parking for at least two vehicles, the property further benefits from a spacious garage, ideal for additional storage or secure parking.

Internally, the house is finished to an excellent standard throughout, offering generous and versatile living accommodation. The heart of the home is the impressive 32ft-plus lounge-diner, a light-filled space perfect for both everyday family living and entertaining. This flows seamlessly into a sunroom/conservatory, which enjoys attractive views over the rear garden and surrounding countryside.

The large kitchen breakfast room has been upgraded to a high specification and features modern cabinetry, quality integrated appliances, a central island, and bi-fold doors opening directly onto the rear garden—creating a wonderful indoor-outdoor lifestyle. The attention to detail and high-quality finishes make this a standout space.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite shower room. A recently fitted family bathroom, finished to a contemporary and high standard, serves the remaining bedrooms.

One of the home's most appealing features is its almost directly south-facing rear garden, which enjoys open countryside views and excellent natural light throughout the day. The garden is generously sized and thoughtfully designed, with multiple patio areas ideal for entertaining. A standout feature is the outdoor kitchen area, complete with a pergola and retractable roof, making it perfect for socialising, barbecues, and alfresco dining in all seasons.

Surrounded by open countryside, yet within easy reach of local amenities, cycle tracks, and scenic walking routes, this beautifully presented property would suit families or those seeking a high-quality rural lifestyle with nature quite literally on the doorstep.

Early viewing is highly recommended to fully appreciate the setting, space, and standard of accommodation on offer.

Local Authority - Isle of Wight Council
Council Tax Band - E
Tenure - Freehold

Accommodation

GROUND FLOOR

Entrance Porch

Hallway

WC

Lounge Diner 32'2 x 9'8

Sun Room 14'1 x 10'8

Kitchen Breakfast Room 16'3 x 14'9

Garage 18'1 x 7'5

FIRST FLOOR

Landing

Bedroom 1 16'8 x 9'1

En-Suite Shower Room

Bedroom 2 15'10 x 10'9

Bedroom 3 14'5 x 9'9

Bedroom 4 12'2 x 7'5

Family Bathroom

OUTSIDE

Front Garden

Driveway

Rear Garden

Useful Information

Here to help guide you through the buying process we have listed below some useful websites that provide relevant information regarding the property and location before making any decisions.

www.environment-agency.gov.uk
www.landregistry.gov.uk
www.gov.uk/green-deal-energy-saving-measures
www.homeoffice.gov.uk
www.ukradon.org
www.fensa.org.uk
www.nesltd.co.uk
<http://list.english-heritage.org.uk>

CONTACT US

Ground Floor
Trigg House
Monks Brook
St. Cross Business Park
Newport
Isle of Wight
PO30 5WB

Tel: 01983 525710
Email: sales@triggiov.co.uk

Book a Viewing

There is no substitute to seeing the real thing!

To arrange a viewing contact one of our team on

01983 525710

triggiov.co.uk

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		