



# CHURCH HILL

GODSHILL

*Phase two of this exclusive development of contemporary homes,  
set in a lovely rural village location*

 **Westoak**  
Homes

# WELCOME TO CHURCH HILL

Church Hill is situated in Godshill, a beautiful, quintessentially English village. Located in the centre of the Isle of Wight, it has some of the oldest architecture on the Island, with the delightful medieval All Saints Church, charming thatched-roofed cottages and a winding main-street lined with traditional tearooms, all of which make Godshill as picturesque as it is popular.

Although Godshill has many fans, the village has a quiet and leisurely pace, surrounded by some of the Island's best countryside. Both the Red Squirrel and Sunshine Trails are nearby, as to a beautiful walk through Godshill Park towards Stenbury Down. The sandy beaches of the south Wight are within a very short drive.

The village is particularly famous for its large and highly detailed model village. Godshill also boasts some of the best eateries on the Island. You'll find a range of tearooms as well as selection of pubs, all of which are very family friendly featuring high beams and cosy fireplaces. There is also a good selection of amenities including local stores, farm shop and Post Office.

As Godshill is located near the centre of the Island, there are plenty of direct buses northwards to Newport, across the Island to Ventnor, Shanklin and Sandown and eastwards to Ryde. The Island's county town of Newport is within a 15 minute drive, as are the towns of Ventnor and Shanklin.







# RURAL CHARM, CONTEMPORARY DESIGN

## PLOTS THREE AND FOUR – THE SHIRES AND THE GRANARY-

The Shires and The Granary are two unique contemporary designed three bedroom properties. Harmonising with their rural surroundings affording views towards the village and local countryside.

The versatile accommodation in these beautiful new homes is arranged over two floors in The Shires and only one in The Granary. Both benefit from intuitive design for modern family lifestyles with handy utility rooms, for all those muddy boots after long walks. Large open plan living, kitchen and dining areas, perfect for entertaining. A master bedroom with en suite, two further spacious bedrooms and family bathroom completes the accommodation.





## PLOT THREE • THE SHIRES • (FRONT VIEW)



Images are computer generated and all dimensions are for guidance only, and are taken from the maximum point of measurement and are not intended to be used for carpet sizes, appliance space or items of furniture. Please consult a Sales Advisor for more information.





# COUNTRYSIDE VIEWS, UNIQUE DESIGN

## PLOT THREE – THE SHIRES

The Shires is a unique totally individual three bedroom detached family home with integral double garage.

Designed to sit within its landscape, this clever 'upside down' house provides southerly views over the surrounding farmland and countryside, flooding the property with natural light.

The accommodation in this thoughtfully laid out family home is arranged as follows, to the lower floor – large double garage, lobby, utility room and WC. Stairs lead to upper floor, an open plan kitchen, living and dining space to one side of the property. To other side, master bedroom with en suite bathroom, two further bedrooms and a family bathroom.





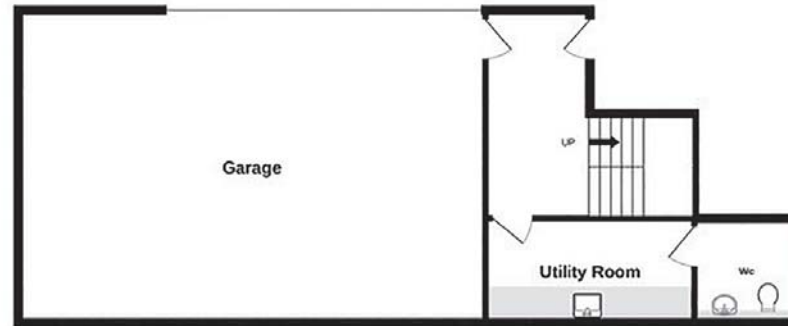
PLOT THREE • THE SHIRES • (REAR VIEW)



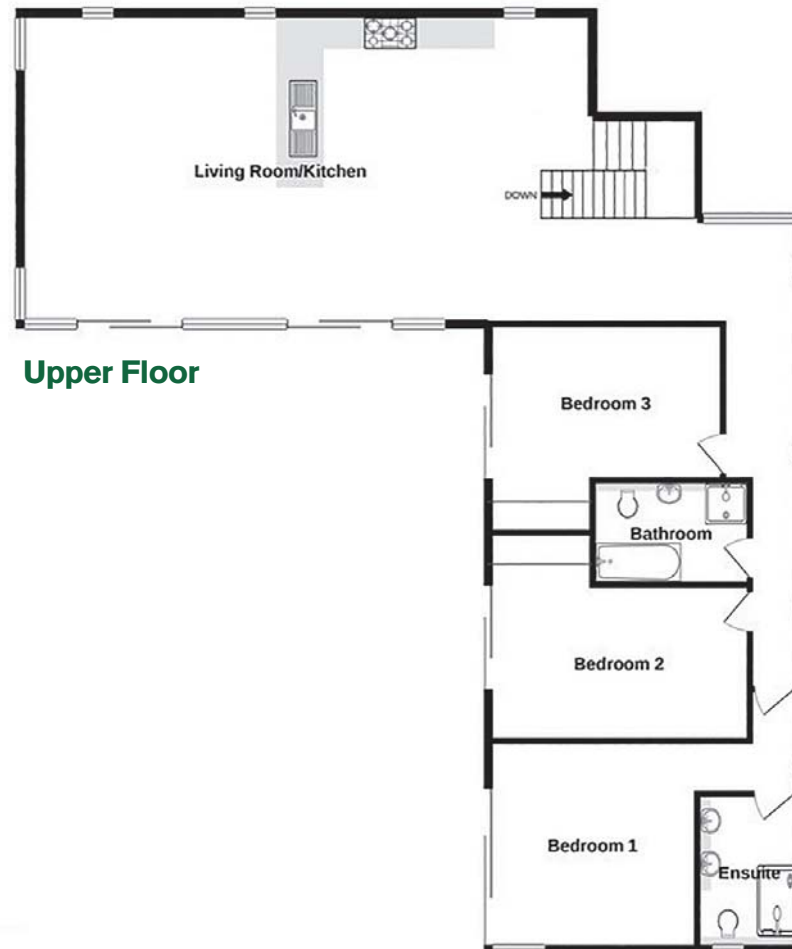




## Floor plans



### Lower Floor



### Upper Floor

## THE SHIRES

### Lower Floor

#### Utility Room

4.00m x 2.00m (13'1 x 6'7)

#### WC

2.00m x 2.00m (6'7 x 6'7)

#### Garage

9.00m x 6.00m (29'6 x 19'8)

### Upper Floor

#### Open Plan Living Room / Kitchen

11.00m x 6.00m (36'1 x 19'8')

#### Bedroom 1

4.00m x 4.00m (13'1 x 13'1)

#### Ensuite Bathroom

3.00m x 2.00m (9'10 x 6'7)

#### Bedroom 2

5.00m x 3.00m (16'5 X 9'10)

#### Bedroom 3

4.5m x 3.00m (14'9 X 9'10)

#### Family Bathroom

3.00m x 2.00m (9'10 x 6'7)





## PLOT FOUR • THE GRANARY • (REAR VIEW)







# HARMONISING DESIGN AND COUNTRYSIDE

## PLOT FOUR – THE GRANARY

The Granary is a stylish individual three bedroom detached family home.

Designed to harmoniously sit within its location, this single storey home has numerous floor to ceiling windows which not only fill the property with natural light but also provides views over the surrounding farmland and countryside.

The accommodation in this unique family home is cleverly divided into living and sleeping 'zones' via the large central entrance hall. A generous open plan kitchen, living and dining space, separate utility room and storage space to one 'wing', and to the other, master bedroom with en suite bathroom, two further bedrooms and a family bathroom. Outside, there is a separate double garage and a large patio area, perfect for relaxing and taking in the view.

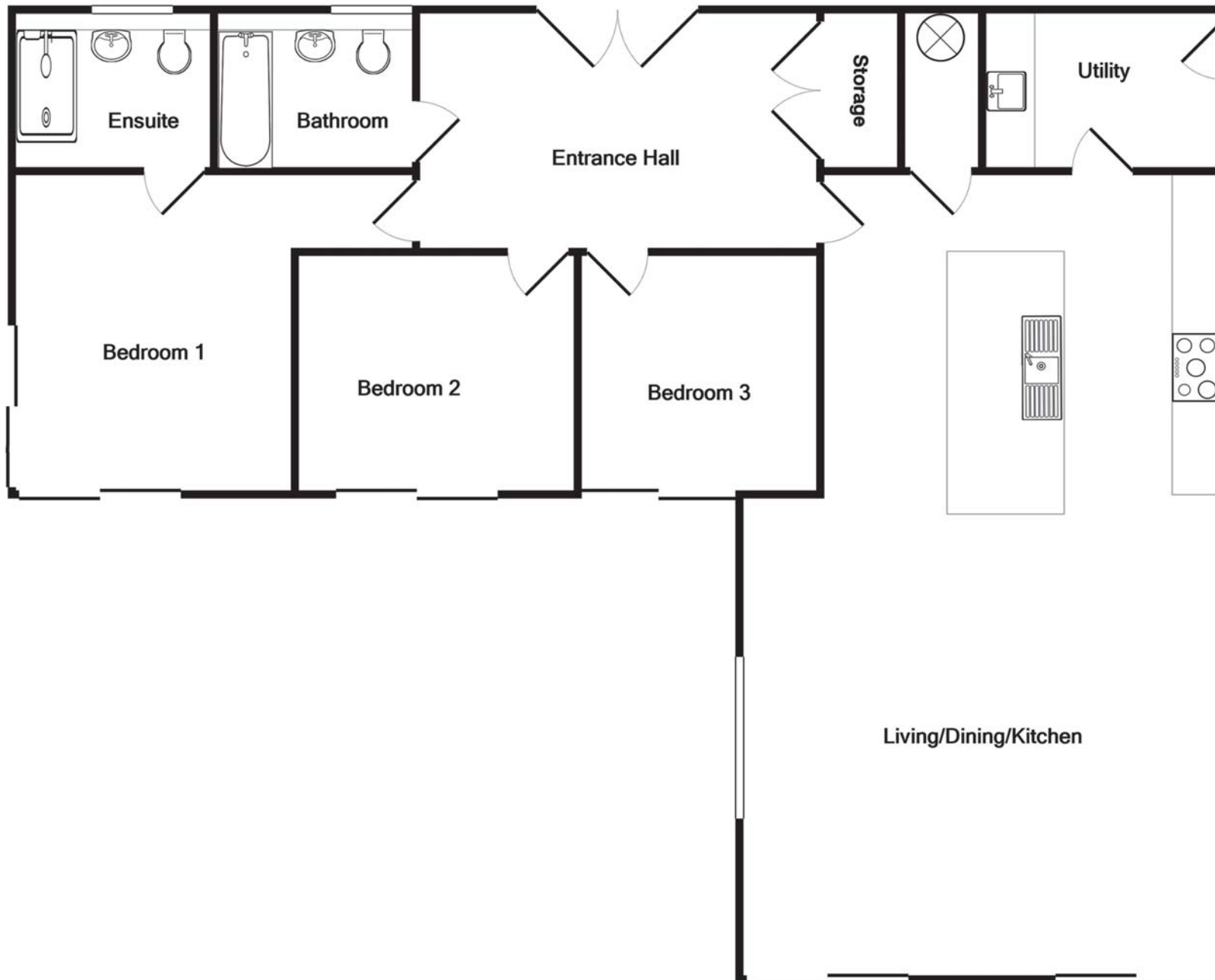


## PLOT FOUR • THE GRANARY • (FRONT VIEW)





## Floor plan



## THE GRANARY

*Approximate dimensions:*

**Living Room / Dining Room / Kitchen**  
10m x 6m (32'10 x 19'8)

**Utility Room**  
3m x 2m (9'8 x 6'7)

**Bedroom One**  
4m x 3.5m (13'1 x 11'6)

**Bedroom Two**  
3.5m x 3m (11'6 x 9'8)

**Bedroom Three**  
3m x 3m (9'8 x 9'8)

**Ensuite Shower Room**  
2.5m x 2m (8'2 x 6'7)

**Family Bathroom**  
2.5m x 2m (8'2 x 6'7)





# SPECIFICATIONS

All homes are built to our high standards and Specification. The level of workmanship and thoughtful approach to every home is the fundamental reason why this should be your next move.

- Air source hot water heater and economic Dimplex electric thermostatic radiators
- Solar panels (PV) to provide additional economic energy supply
- Optional extra of fully tiled or wooden flooring, subject to plot and stage of construction
- Exceptional quality contemporary oak veneer finished internal doors
- Modern high quality door furniture with contemporary handles on square rose
- Sleek contemporary skirtings and architraves
- 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 entrance light
- Outside tap and power point (position varies)
- Elevations finished in high quality stone and timber
- Low maintenance high quality aluminium double glazed windows, doors and sliding doors (where appropriate) finished in smart light grey RAL colour
- Paving and patios where shown finished with matching contemporary paving slabs / decking
- LABC Warranty 10 Years
- Predicted EPC – B



## 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 each house is well illuminated.







## 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 frame less 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
- Cloakroom/WC fitted with stylish contemporary suites and tiled splash backs to basin

## KITCHENS

*Every detail is considered in our beautifully designed kitchens.*

- Stunning contemporary designer kitchens with units and pan drawers with soft close runners
- Quartz worktops and upstands as standard
- Laser edge colour matched laminate worktops and upstands to all utility areas
- Flush ceiling spot lighting with low energy LED bulbs
- Stainless steel one-and-a-half bowl sink unit with contemporary mixer tap to utility areas
- Space and plumbing for washing machine and tumble dryer
- The latest contemporary integrated appliances are included
- Double fan assisted electric oven
- Flush electric induction hob with touch controls
- Fridge/Freezer
- Dishwasher
- Undermounted sink and contemporary designer taps to kitchen





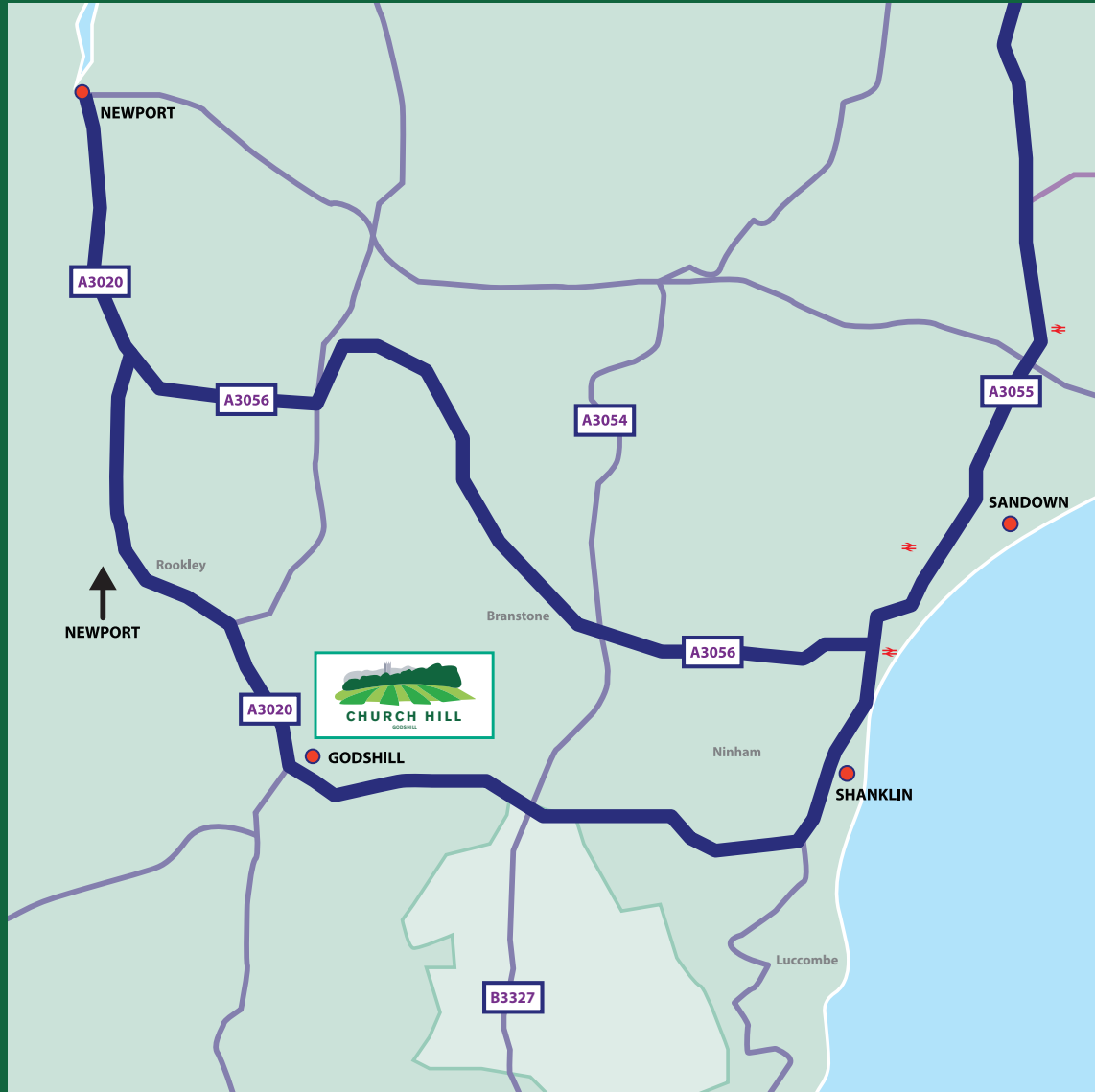
# SITE PLANS



This site plan is a guide for illustrative purposes only. Landscaping shown is indicative only.



# LOCATION



## HOW TO GET TO CHURCH HILL, GODSHILL

### BY ROAD

From Ryde Ferry, head East onto Ashey Road / A3054. Head on through Knighton and Newchurch. At Whiteley Bank, take the 3rd exit onto A3020. Pass through Sandford, before arriving in Godshill, then turn left into Church Hollow and left into Church Hill.

### BY PUBLIC TRANSPORT

Godshill is just over 10 miles from Ryde, the largest town on the Isle of Wight. Trains to Shanklin depart from Ryde Esplanade, and frequent buses from Shanklin to Godshill take around 15 minutes.

There are frequent and fast ferry services from Ryde to the mainland. Hovertravel runs from Ryde to Southsea and takes just 10 minutes, and Wightlink's Fast Cat takes 22 minutes, with Portsmouth Harbour railway station and the national and local bus interchange adjacent to the port for onward travel.

**Journey times may vary at different times of the day and week, so do check before you travel.**

Travel information for the island is available from [www.islandbuses.info](http://www.islandbuses.info) or [www.visitisleofwight.co.uk](http://www.visitisleofwight.co.uk)

**CHURCH HILL, GODSHILL, PO38 3HY.**

To discuss further, please contact us on 01622 871255 or email [sales@westoakhomes.co.uk](mailto:sales@westoakhomes.co.uk)



# Contemporary living *for life*

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