

KEATS

NITON

A STYLISH BARN-STYLE
FOUR BEDROOM HOME

 **Westoak**
Homes



Welcome to Niton

Keats is situated in 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.



KEATS
NITON

Village life Designed for living

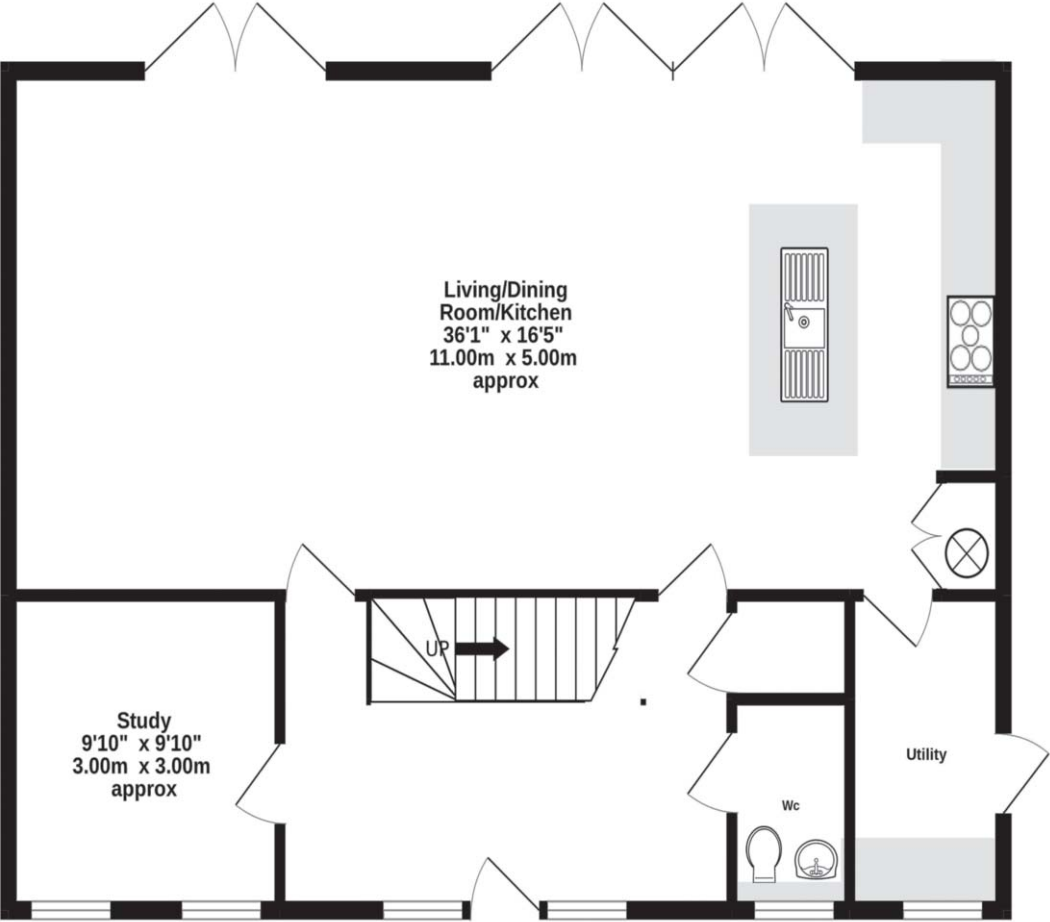
KEATS

Keats is a unique, ultra stylish, barn style four bedroom detached family home, with an attached open fronted cart lodge style garage. Designed to blend within its setting within the surrounding area and lots of natural light throughout.

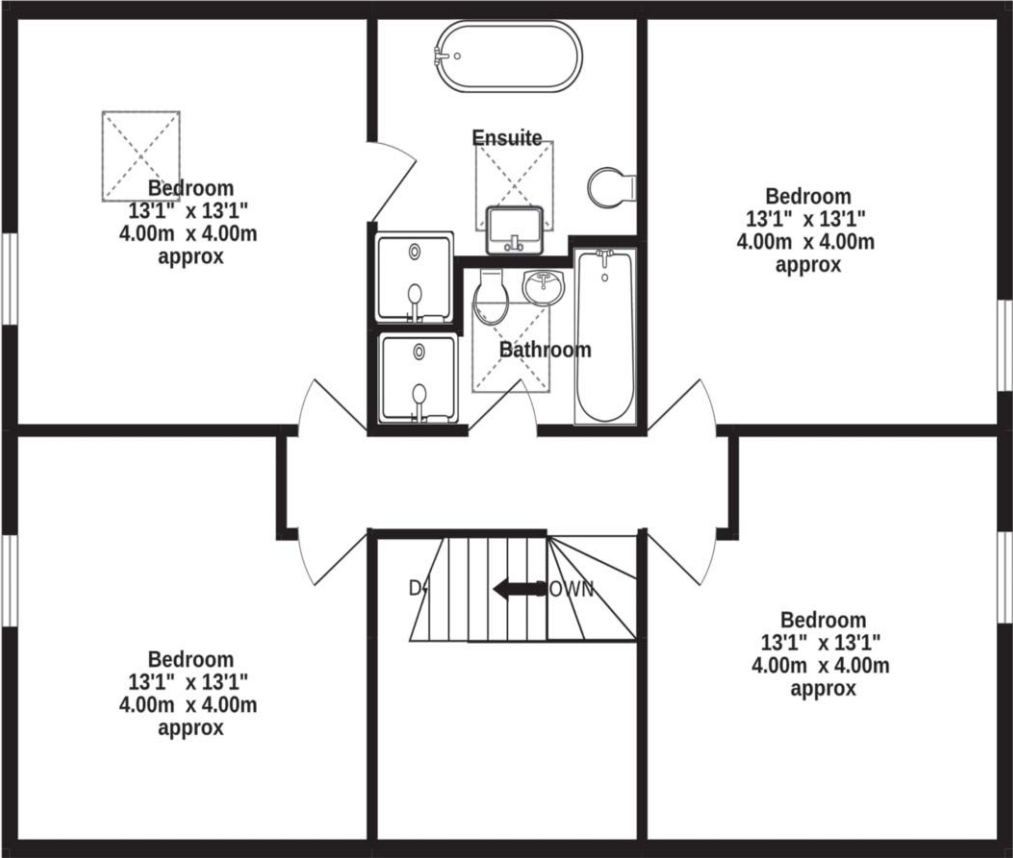
The accommodation in this family home is thoughtfully laid out – a large and light-filled double height welcoming lobby area with the study to one side and cloakroom to the other with doors which take you through to the large central living space with open plan kitchen and dining area.

Stairs from the lobby take you up to a large landing with the family bathroom and four spacious double bedrooms coming from it, with en suite to master bedroom making this a very comfortable and versatile home.

FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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 for economic supply of domestic heating and hot water
- Underfloor heating to ground floor with thermostatic controlled zoned areas
- Stylish radiators to first floor with fitted thermostat regulating valves to control the amount of heat
- 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
- 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 round 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
- USB charging points in rooms as well as ample electric socket outlets
- 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, with contrasting slate roof
- 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
- Electric vehicle charging, wired ready to accept your choice of vehicle charging device
- Structural 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 is well illuminated.



SPECIFICATIONS



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
- 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
- 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 suite
- Cloakroom/WC fitted with stylish contemporary suites and tiled splash backs to basin

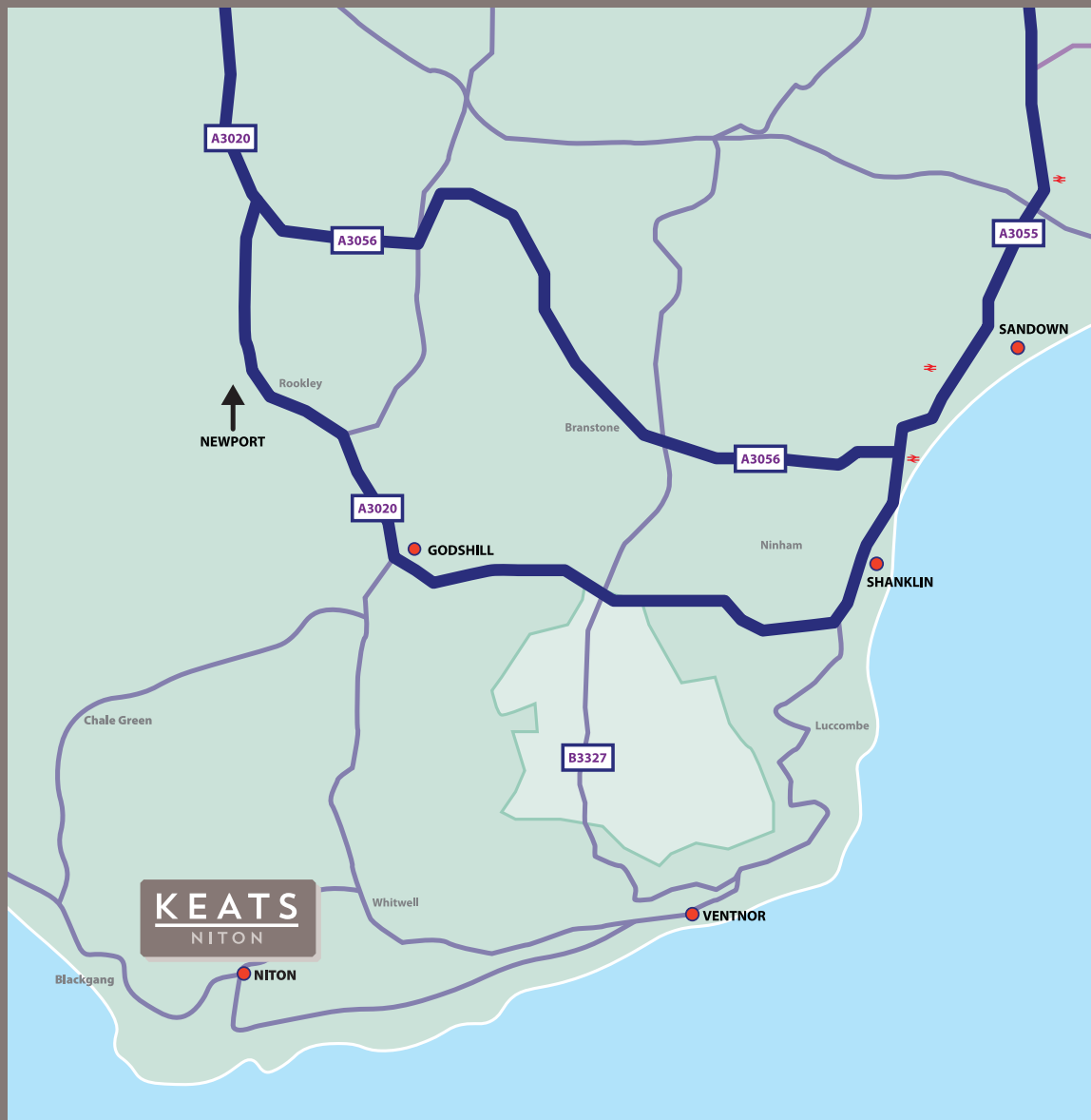
KITCHENS

Every detail is considered in our beautifully designed kitchens.

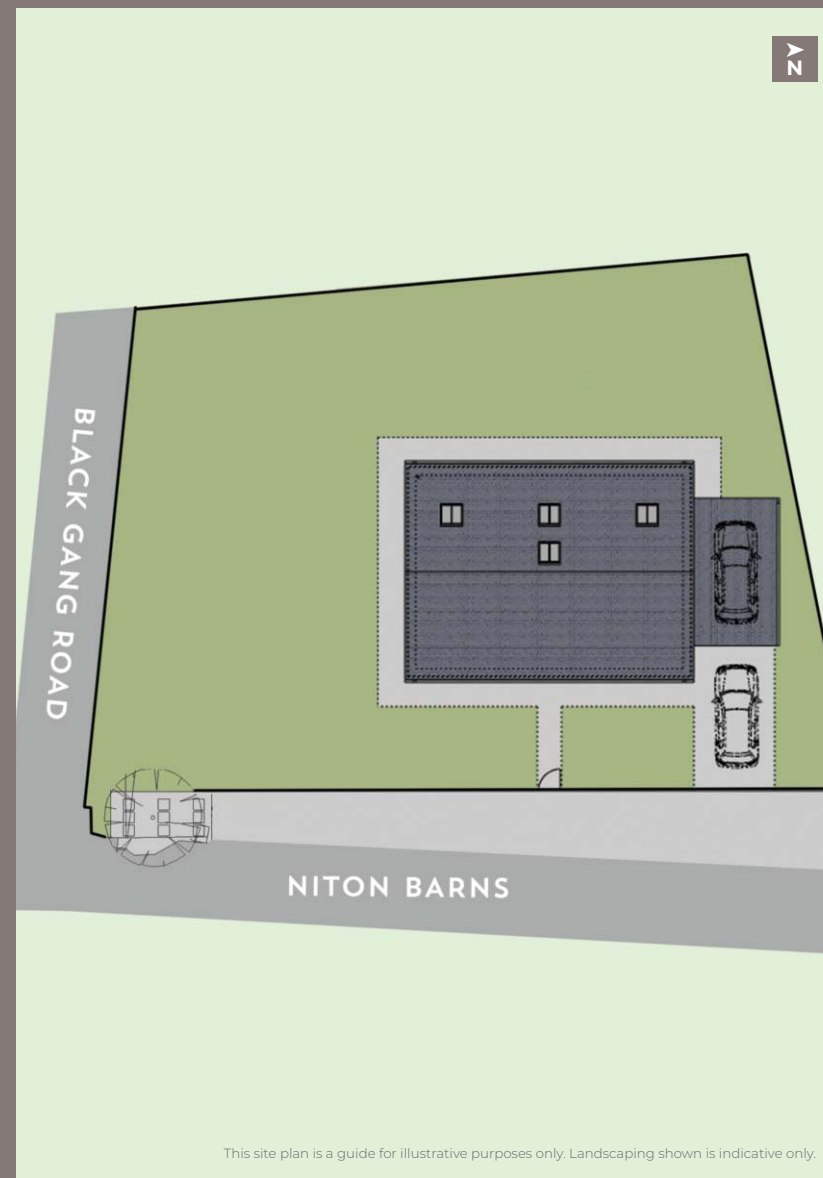
- Stunning contemporary designer kitchens with units and pan drawers with soft close runners
- Quartz worktops and upstands as standard
- Laser edge colour matched laminate worktops and upstands to all utility areas
- Flush ceiling spot lighting with low energy LED bulbs
- Stainless steel one-and-a-half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



LOCATION



SITE PLAN



Keats, Niton Barns, Blackgang Road, Niton, IOW, PO38 2BW.

To discuss further, please contact us on 01622 871255 or email sales@westoakhomes.co.uk

Contemporary living for life



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