



Susan Payne PROPERTY

PROUDLY PRESENT FOR SALE

6, Keats Vale

Newport, PO30 3FH



£350,000
FREEHOLD



Tucked away in a peaceful position within an exclusive rural development, this impressive three-bedroom semi-detached home is beautifully presented and offers a sunny, well-established garden, a garage, and driveway parking.

- Modern semi-detached property
- Beautifully presented and maintained throughout
- Naturally light throughout
- Integral garage and driveway parking
- Situated in a peaceful, countryside location
- Three double bedrooms and two bathrooms
- Spacious and well-arranged accommodation
- Stunning, sunny nature orientated rear garden
- NHBC remaining
- Short drive to amenities and schools

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

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Situated in a quiet cul-de-sac position within the gated Gatecombe Manor on the outskirts of rural Newport, this beautifully maintained and arranged family home offers spacious and naturally light accommodation throughout which comprises an entrance hall leading to the ground floor cloakroom, kitchen-breakfast room, the living-dining room, and the stairwell to the first floor. From the living-dining room is access to the utility room and to the garage, plus out to the sunny garden. The first floor comprises three double bedrooms (one with an en-suite) a generous family bathroom, and the boiler cupboard. Outside, the garden is a playground for the many species of wildlife that visit the garden, including the famous red squirrels, plus it is a peaceful spot to relax and unwind in the sunshine. An added benefit to this property is the large integral garage which offers plenty of storage space or somewhere to store a car.

Located on the outskirts of Newport, this fabulous home offers a convenient lifestyle with Newport town centre just a few minutes drive away offering a range of shops, cafes, bars, and restaurants and enjoys beautiful Georgian and Victorian architecture with the Newport Minster church in the centre. Some of the island's top attractions are also nearby, including English Heritage's magnificent Carisbrooke Castle and the stunning parkland of Robin Hill Country Park. Regular car ferry travel links from Fishbourne to Portsmouth and East Cowes to Southampton are just a 20-minute drive away, and the Cowes to Southampton catamaran foot passenger service is located only 7.9 miles away. A frequent Southern Vectis number 6 bus service serves Sandy Lane and all other Island bus services connect at the nearby Newport bus station.

Welcome to 6 Keats Vale

The beautifully maintained grounds open to Keats Vale which is made up of 12 attractive red brick properties. 6 Keats Vale offers a block paved driveway to the front of the integral garage with a bin store to the side, and a path leads up to the front door.

Entrance Hall

Presenting a wonderful entrance into the property, this naturally light space features a grey wood effect Karndean flooring which is complimented by the fresh white wall décor which can be found in other rooms in the house. There is a handy understairs cupboard.

Kitchen - Breakfast Room

The stylish and characterful kitchen boasts a large window to the front aspect which enjoys the afternoon and evening sunshine, and the space is fitted with a range of modern base and wall cabinets with a wooden worktop. The kitchen offers plenty of storage as well as integrated appliances including a fridge freezer, dishwasher, and a double electric oven. The warm worktops integrate electric hobs with an extractor fan over and a porcelain sink and drainer, plus the space features a brick effect splashback. Fitted with undercounter lighting, the space also benefits from space for a breakfast or dining table, if desired.

Living - Dining Room

Flooded with sunshine for most of the day from the large windows and patio doors to the rear, this space offers beautiful views over the rear garden. Currently utilised as the living room, the room does offer space for a dining table, if required. The utility room can be accessed from here.

Utility Room

Fitted with storage cabinets and an integrated washer/dryer, this handy utility space features a composite sink and drainer plus there is a glazed door to the rear aspect.

First Floor Landing

Spacious and naturally lit, the first-floor landing benefits from a grey carpet and provides access to the loft space.



Bedroom One

Enjoying a rear position within the property with wonderful views over the garden and woodland beyond, this sunny double bedroom features a built in wardrobe as well as an en-suite shower room.

En-Suite

Equipped with a large shower, a pedestal hand basin, and a w.c, this neutral en-suite is warmed by a chrome heated towel rail and also features a shaver socket.

Bedroom Two

Benefitting from a large window to the rear aspect, this double bedroom is currently utilised as a snug but has previously been utilised as a double bedroom. With ample space for wardrobes, this space could make a wonderful bedroom space.

Bedroom Three

Positioned to the front of the property with views towards the Gatcombe Manor clock tower, this double bedroom offers space for a freestanding or built in wardrobe and is neutrally finished.

Family Bathroom

Generously proportioned and fully equipped with a large bath, a shower cubicle, a wall mounted hand basin, and a w.c, this family bathroom is neutrally finished with floor and wall tiles and features an obscure glazed window to the front aspect and a chrome heated towel rail to keep the space cosy.

Garden

Beautifully landscaped to make the most of the outdoor space, this garden offers a paved patio which provides the perfect spot to enjoy dining al fresco style or relaxing in the sunshine with a good book. With part of the garden laid to lawn on one side, the other side features two large raised beds which the current owners use to grow their own vegetables. The garden is enclosed with a wire fence within beautiful beech hedgerows which not only create fantastic privacy screening but encourage the birds and turn a beautiful copper colour during the autumn months. The garden is visited by a wide variety of wildlife which includes blue tits and grey tits, woodpeckers, goldfinches, robins, blackbirds and more! Red squirrels are also frequent visitors in the garden.

Communal Grounds

This unique development is surrounded by a beautiful parkland setting which offers peaceful spots to relax and tranquil woodland walks that can be exclusively enjoyed by residents and their visitors.

Garage and Parking

A block paved driveway in front of the garage provides parking for one vehicle and a spacious garage with an up and over door offers additional parking for one car. Fitted with power and lighting, this space makes for a fantastic storage space or could be utilised in other ways including a gym or studio.

6 Keats Vale presents a fantastic opportunity to acquire a spacious and beautifully maintained family home with three double bedrooms and a beautiful garden. A viewing is highly recommended by the sole agent, Susan Payne Property.

Additional Details

Tenure: Freehold

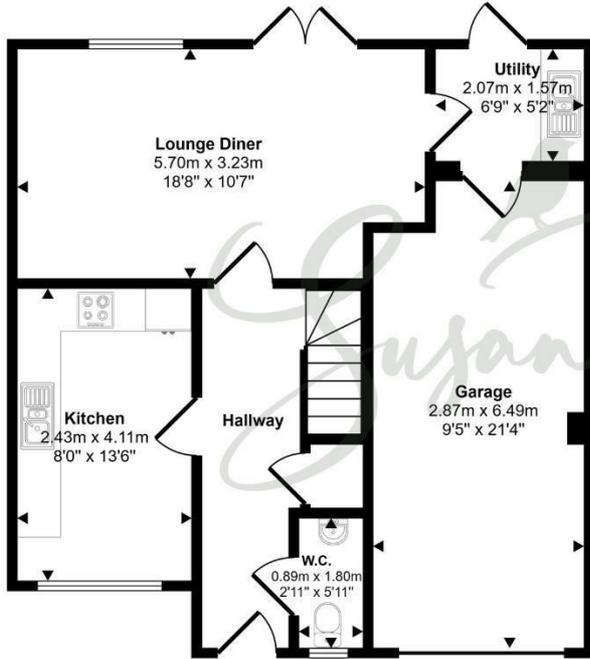
Council Tax Band: C (approx. £2,193.13 pa – Isle of Wight Council 2025/2026)

Management Fee: Approx £550 per annum

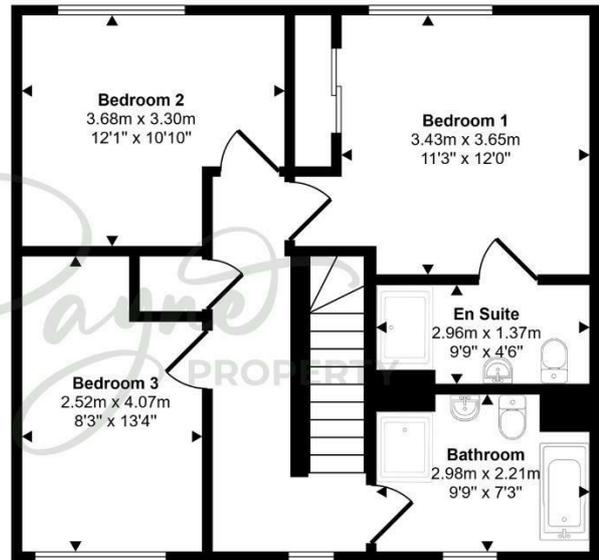
Services: Mains water, electricity, and drainage. LPG Calor gas central heating



Approx Gross Internal Area
124 sq m / 1330 sq ft

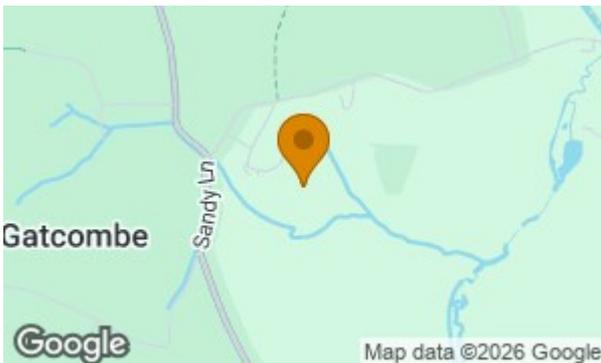


Ground Floor
Approx 64 sq m / 688 sq ft



First Floor
Approx 60 sq m / 642 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 100 |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 70 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Agent Notes:

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