

# PRESS RELEASE

For immediate release

## MANOR LODGE, NITON, ISLE OF WIGHT



Manor Lodge, newly released to the market, is a stunning contemporary home set in glorious open countryside and only a short walk to the charming village of Niton. An Architecturally designed dwelling, that is set within its own grounds and gardens of 3 acres, of which  $\frac{1}{4}$  of an acre is private residential garden curtilage. The four-bedroomed home has been sensitively designed to make the most of the far-reaching views of the surrounding farmland and maximise the ability to enjoy the sheltered outdoors. The house benefits from a truly modern design, super energy efficient features and, high-quality fittings throughout. Spacious and light-infused living space with sliding doors out onto the porcelain tiled patio/entertaining space offering perfect al-fresco dining space. A well-appointed kitchen with Island, and top-of-the-range appliances and units.

Manor Lodge also benefits from a detached double garage, with a further generous parking area.





Niton is much sought after – nestled in the downs and close the coast the village has a range of shops, three pubs, a school, and a doctors' surgery. It offers the chance to be part of a great community.

Thomas Dawson, from leading rural property specialist BCM, says:

*'Great houses on edge of village locations are one of the rarest to come to the market and yet so often top buyers lists. Manor Lodge has it all – a fabulous design, great outlook and seclusion all within a few minutes' walk of Niton with all it has to offer. We don't see many opportunities like this and expect lots of interest'*

Manor Lodge, available through BCM and Westoak Homes is guided at £1,350,000.



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