



Three Oaks

NEWPORT



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 Available to reserve now with Shared Ownership from a 40% share

 Allocated parking with EV charging point*

 10-year build warranty

 Set amongst beautiful views & tranquil countryside

 Newport Town Centre close by

Three Oaks is a new development of stunning 2 & 3-bedroom houses.

All homes are available for Shared Ownership in Newport on the sought-after Isle of Wight.

The homes at Three Oaks stand out from the crowd with quality craftsmanship and enhanced specification, ideal for contemporary living. Quality features include Symphony kitchens with arctic marble effect worktops, stainless steel fittings, an oven and extractor fan. There is also space saved for a freestanding fridge/freezer.

The well-proportioned living spaces are uniformly generous, creating bright, airy interiors – an elegant canvas for easy modern living. The bedrooms are flooded with light making them the perfect sanctuary for relaxation. TV and telephone points can be found throughout the properties and where applicable, wiring and connection outlets for Fiber Optic Open Reach is also provided in the lounge and main bedroom. Each bathroom is offered with a white suite, electric towel rail and light grey Dovedale tiling. Externally, all houses benefit from spacious turfed rear gardens.

Economically conscious designed homes, solar panels and Air source heat pumps help to keep your energy bills down while keeping the homes cosy.

*Plot specific, please see floor plans for plots with EV chargers



The charms of island living await...

Three Oaks is located just outside the charming town of Newport on the Isle of Wight. With scenic views of the surrounding countryside and proximity to the River Medina, it is the ideal location to get on or move up the property ladder.

Amenities:

The variety of local amenities a short distance away cannot be overstated. Newport boasts everything you could need close to home for convenience and entertainment including St Mary's Hospital,

Snap Fitness gym, a bustling town centre with high street favourite shops, a Lidl and a Sainsbury's. The Cineworld and Apollo Theatre are both well loved by the locals, as are the array of cafés, pubs and restaurants ensuring this town enjoys a unique sense of local community.

Education:

There is a choice of state and independent schools nearby including Hunnyhill Primary and Tops Day Nursery.

Transport:

Located in the heart of the island, public transport is well supplied with Newport bus station giving you access to the surrounding towns.

If you are wishing to travel a little further afield to the mainland, you can take the car ferry from Fishbourne IOW Terminal to Portsmouth in just *45 minutes or a passenger ferry between Ryde Hovercraft and Southsea in *10 minutes. Trains from Portsmouth station offer services to London Waterloo with journey times of *1 hour and 40 minutes.

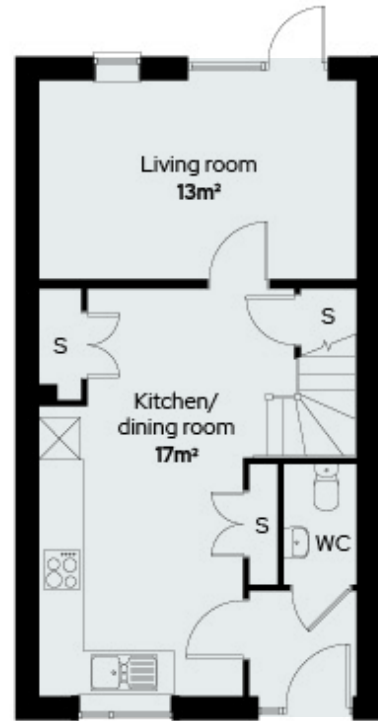
**Travel times are approximate and sourced from Google.*



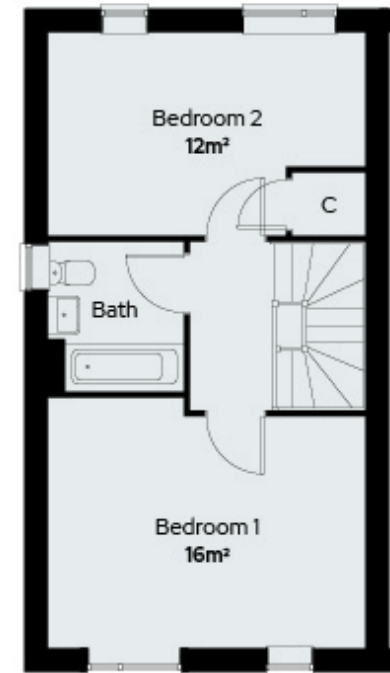
Plot 39, 40 & 41*

2 bedroom houses

Lounge: 2.85m x 4.51m / 9'4" x 14'8"
Diner: 1.72m x 2.96m / 5'6" x 9'7"
Kitchen: 4.13m x 2.90m / 13'5" x 9'5"
Bedroom 1: 3.56m narrowing to 3.30m x
4.54m / 11'6" narrowing to 10'8" x 14'8"
Bedroom 2: 2.88m narrowing to 1.91m x 4.53m
/ 9'4" narrowing to 6'3" x 14'8"



GROUND FLOOR



FIRST FLOOR

**Plot 41 is handed*

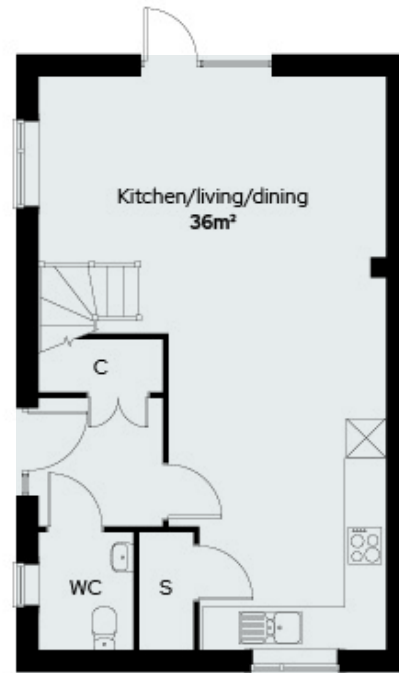
Floor plan for illustration purposes only and not to scale. Dimensions are maximum and for general guidance, not suitable for furniture or appliances sizing.



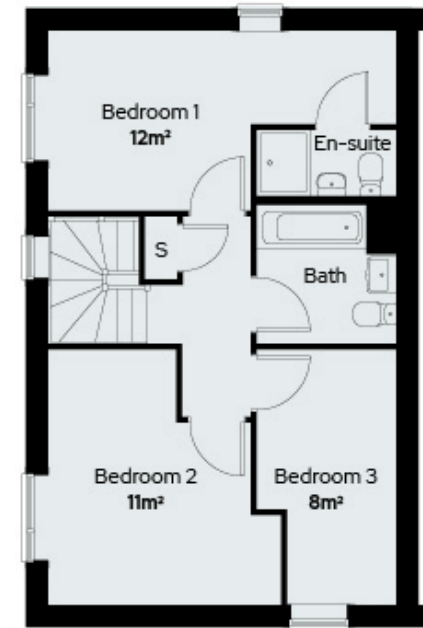
Plot 43

3 bedroom house

Lounge: 3.99m x 5.34m / 13'0" x 17'5"
Kitchen/Diner: 5.53m x 3.35m narrowing to 2.88m minimum / 18'2" x 10'9" narrowing to 9'4"
Bedroom 1: 2.75m narrowing to 1.42m x 5.34m / 9'0" narrowing to 4'6" x 17'5"
Bedroom 2: 3.91m x 3.57m narrowing to 3.10m / 12'8" x 11'7" narrowing to 10'2"
Bedroom 3: 3.91m x 2.15m narrowing to 1.67m / 12'8" x 7'1" narrowing to 5'5"



GROUND FLOOR



FIRST FLOOR

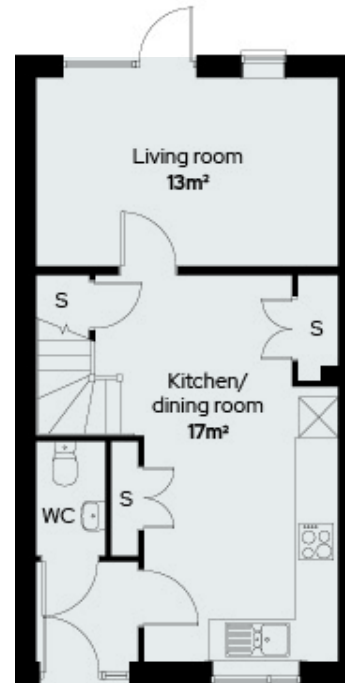
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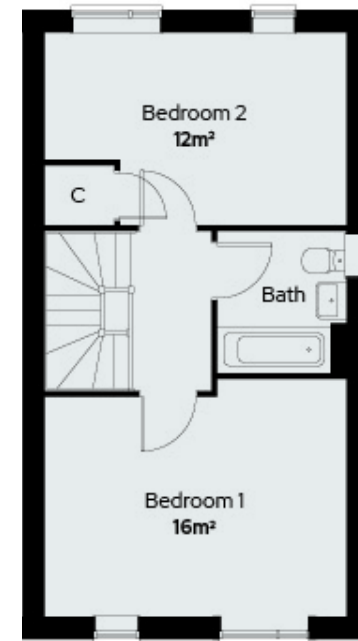
Plot 44

2 bedroom house

Lounge: 2.85m x 4.55m / 9'4" x 14'9"
Diner: 2.41m x 2.96m / 7'9" x 9'7"
Kitchen: 3.37m x 2.91m / 11'1" x 9'5"
Bedroom 1: 3.56m x 4.55m / 11'7" x 14'9"
Bedroom 2: 2.90m narrowing to 1.91m x 4.55m / 9'5" narrowing to 6'3" x 14'9"



GROUND FLOOR

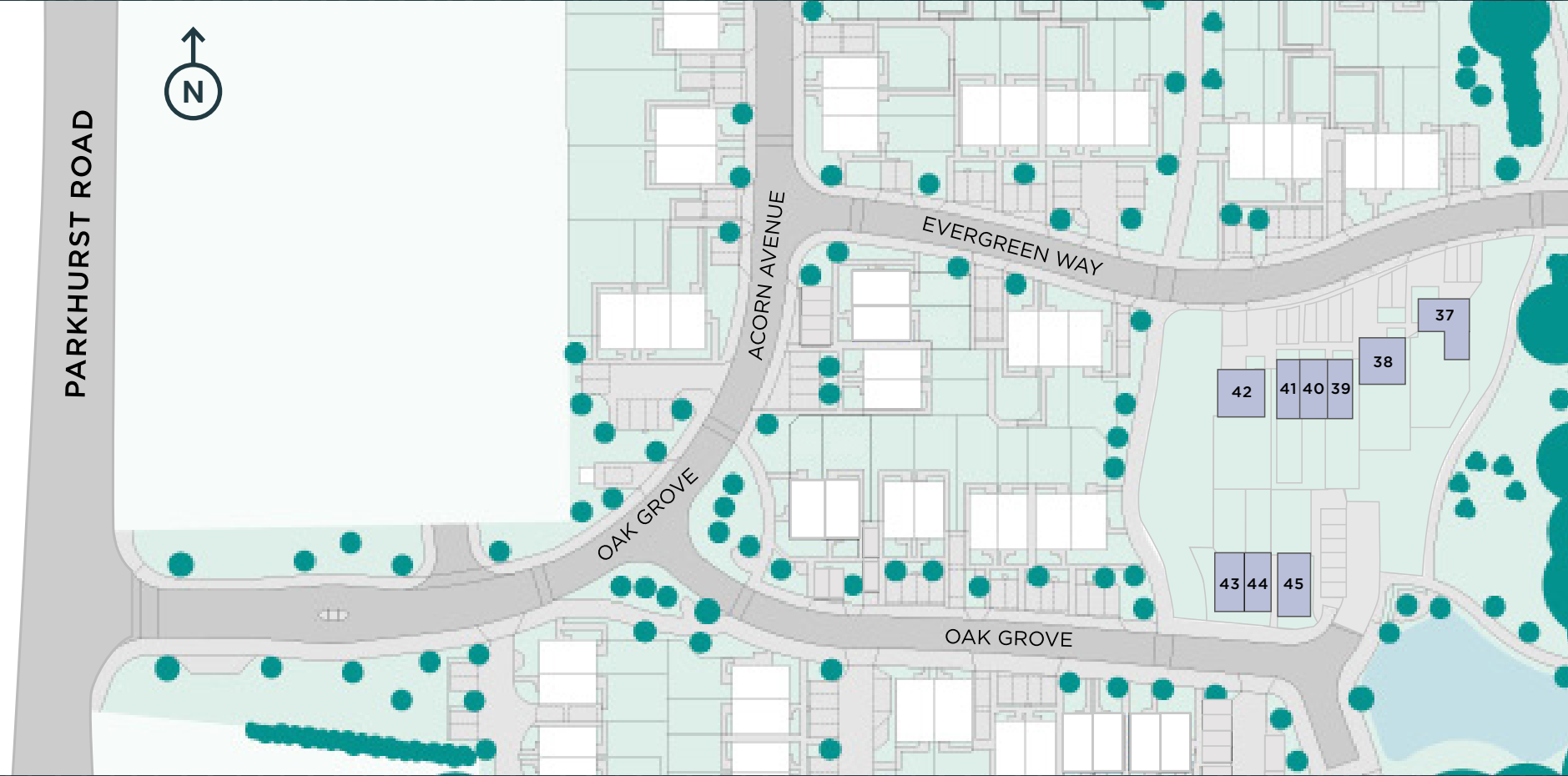


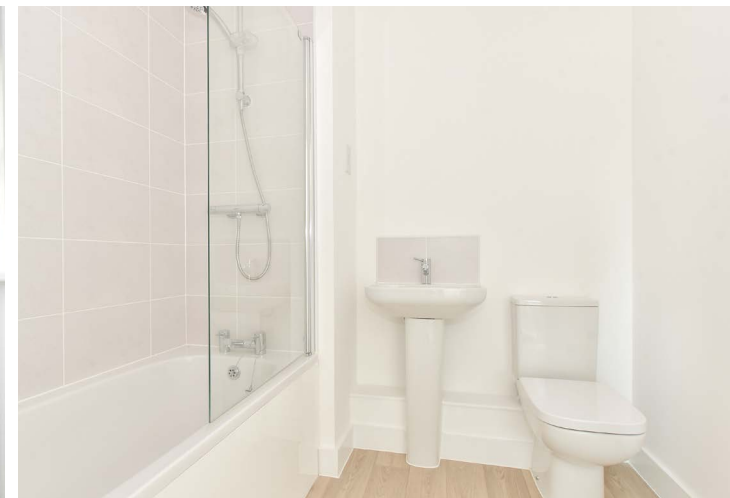
FIRST FLOOR



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Site Plan





Specification

Kitchen

- Symphony Kitchen
- Cupboard door colour; Hacienda Platinum
- Laminate worktop; Arctic Marble
- Handle to cupboard; Stainless steel bar
- One & half bowl stainless steel sink
- Vinyl; Furlong Artisan ii Gallatin
- Stainless steel splashback and 4-zone ceramic hob
- Single oven and extractor fan
- Space for a freestanding fridge/freezer will be provided (minimum size 600mm/60cm)
- Stainless steel LED ceiling spotlights

Bathroom

- White sanitaryware (basin, bath and toilet)
- Shower glass screen over bath
- Shaver point
- Electric towel radiator
- Tiling; Dovedale Light Grey

Internal finishes

- Pre-finished white door with chrome fittings
- All internal walls and ceilings are finished in matt white emulsion
- Vinyl flooring provided to bathrooms and kitchens: Furlong Artisan ii Gallatin

Heating & electrics

- Heating – Air Source Heat Pumps
- PV solar panels
- White switchplates and sockets throughout with USB ports to selected points
- Power TV and telephone points throughout the property & where applicable

Outside

- Allocated parking (see plans for details)
- EV charging point to selected homes

*10 year NHBC Buildmark warranty (from time of handover to SNG). Please note; the specification details can vary on property type and are subject to change during build programme and could vary at time of completion due to trade stock – any questions please ask your sales consultant for further details. SNG hold the contract with the developer and all choices are made by the housing association.



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In partnership with



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These particulars are provided as a general guide and do not constitute any part of an offer or contract. Whilst every endeavour has been made to provide accurate measurements and a fair description of the properties, this information is not guaranteed. This brochure is intended to provide an indication of the general style of our development. The developer reserves the right to alter or vary the design and specification at any time for any reason without prior notice. External finishes and elevational treatments to the houses, garages and parking shown may vary or change, sanitaryware and kitchen finishes may differ from that in images. Please note dimensions are approximate +/- 50mm and are not intended to be used for carpet sizes, appliance spaces or furniture items. Driving and walking times are from Google Maps. Please check times prior to travel.

