

# Foxrock

Gunville West, Newport, PO30 5LW



A well-presented three-bedroom home offering spacious living areas, a modern kitchen, a private garden and driveway parking, all set within a quiet yet convenient residential location.

- Attractive mid-terrace residential home
- Spacious lounge, sitting room and dining room
- Private and enclosed rear garden
- Boasts plenty of natural light
- Ideal for first-time buyers and families
- Three well-proportioned bedrooms
- Contemporary family bathroom and ground-floor WC
- Driveway parking to the front
- Practical and well-balanced layout
- Close to amenities, schools, and transport links

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

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Foxrock is a thoughtfully arranged and well-maintained home offering generous accommodation across two floors. The property provides excellent living space, combining flexibility and comfort with bright interiors and a welcoming feel. With driveway parking, a private garden and spacious rooms throughout, this is a home perfectly suited to modern family living. The accommodation comprises a porch leading into an entrance hall which provides access to the kitchen, dining room, and ground-floor cloakroom. The dining room and kitchen both lead to the living room and space currently used as an office. The first-floor accommodation offers three double bedrooms and a family bathroom.

Located just North of the historic village of Carisbrooke and its famous castle, Foxrock is perfectly placed to take advantage of the shops and eateries in the village as well as being conveniently close to local supermarkets. The principal town of Newport with its extensive amenities, a range of shops and cultural activities, is also just a few minute's drive away, and there is a variety of beautiful countryside walks to be enjoyed in the area. Located near to scenic public footpaths, Foxrock is well-connected to the surrounding countryside making it ideal for those who enjoy the great outdoors. Being centrally located means you are never far from all the wonderful beaches and breathtaking landscapes that the island has to offer, including the beautiful West Wight with its rugged coastline and picturesque bays.

Regular car ferry links from Fishbourne to Portsmouth and East Cowes to Southampton are just a 15 minute's drive away, and the Cowes to Southampton catamaran foot passenger service is located only 5.9 miles away. The Southern Vectis bus route 38 serves Gunville Road and all Island Bus services connect at the nearby Newport Bus Station.

### **Welcome to Foxrock**

Approached via a driveway providing off-road parking, the front door opens into an enclosed porch, offering a practical entrance before stepping into the main hallway of the home.

### **Porch & Entrance Hall**

The entrance porch provides a sheltered and useful space for coats and footwear. From here, the hallway offers access to the ground-floor accommodation and the staircase leading to the first floor.

### **Dining Room**

The dining room provides ample space for a dining table and chairs, making it ideal for everyday meals and entertaining. Its open flow enhances the sense of space across the ground floor.

### **Lounge**

Located to the rear of the property, the lounge is a generous and inviting space, ideal for relaxing. A large window allows natural light to flood the room, and a large patio door opens into the garden, creating a bright and comfortable atmosphere.

### **Sitting Room**

Positioned centrally, the space offers excellent versatility and works perfectly as a snug, playroom or additional reception space, linking seamlessly with the dining area. The space is currently utilised as a home office.

### **Kitchen**

The modern fitted kitchen is arranged with a range of wall and base units, and a complementary worktop integrating a modern sink and drainer. There is undercounter space and plumbing for two appliances, and also features space for a cooker. A window to the front aspect provides views over the driveway. The space also benefits from two storage cupboards, one containing the boiler.

### **First Floor Landing**

The carpeted turning stairwell leads up to the first-floor landing and enjoys natural light from the large window to the front aspect.



### **Bedroom One**

A spacious double bedroom, well-presented and offering ample room for wardrobes and bedroom furniture.

### **Bedroom Two**

Another well-proportioned double bedroom enjoys a window to the rear aspect and is finished with neutral décor.

### **Bedroom Three**

Currently set up as a twin bedroom, this lovely double bedroom benefits from a window to the front aspect.

### **Bathroom**

The family bathroom is fitted with a modern suite comprising a bath with a shower over, a wash hand basin and WC, finished in a clean and contemporary style and benefits from an obscure glazed window to the front aspect.

### **Garden**

To the rear, the property benefits from a private and enclosed garden, mainly laid to lawn with space for seating or outdoor entertaining, the lovely patio to the rear allows the perfect spot for al fresco dining. This is a lovely space for relaxing, entertaining or family play.

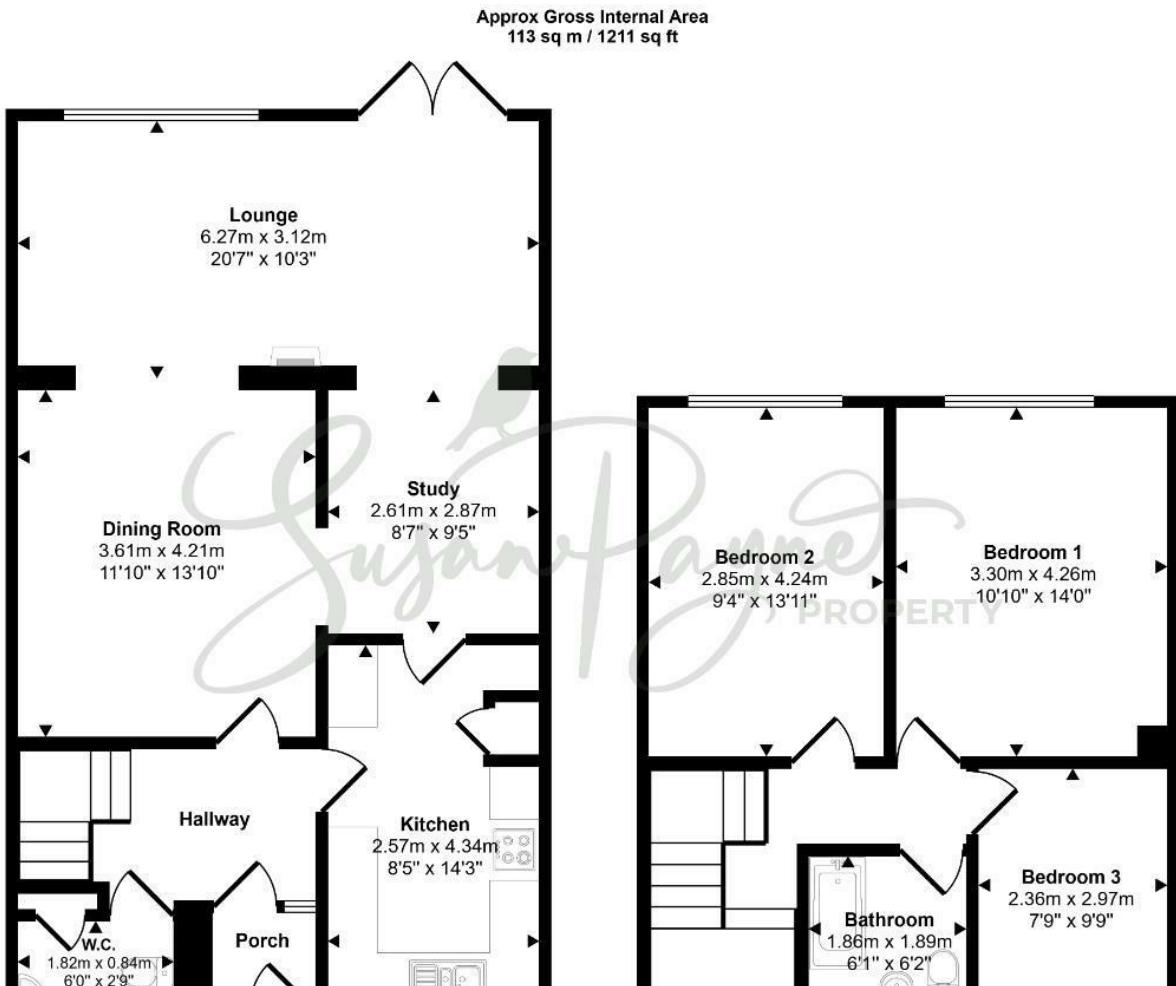
Foxrock offers spacious and flexible accommodation in a quiet yet convenient setting, making it an excellent choice for first-time buyers and growing families alike. A viewing is highly recommended with the sole agent, Susan Payne Property.

### **Additional Details**

Tenure: Freehold |

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

Services: Mains water, gas, electricity, and drainage



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 (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

#### Agent Notes:

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