



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



2 Meadowsweet Way  
Newport | Saffron Walden | Essex | CB11 3ZD  
Guide Price: £875,000



# A stunning 4/5 bedroom detached house in the sought after village of Newport and a short walk from the station for links to London and Cambridge.

## ACCOMMODATION

2 Meadowsweet Way is an attractive executive family home forming part of this highly sought after development by CALA Homes. This high-quality development is ideally located on the edge of this popular and well served village of Newport where there are 2 good schools, a range of shops, pubs, services and a station with frequent direct rail links to London and Cambridge, in addition, the beautiful medieval town of Saffron Walden with its unspoilt historic houses and thriving market is a 5 minute drive away.

The property comprises of a large and spacious entrance hall with a storage cupboard and cloakroom with WC, hand wash basin and heated towel rail. A bright reception room is to the right of the hallway with additional built-in storage and bay window to the side aspect. The kitchen/diner is to the left, both with windows to the front and patio door flooding the room with natural light. A spacious living room is to the rear of the property with French doors leading to the garden and large terrace area. The open plan kitchen/diner is a key attribute to the house with French doors opening out onto the terrace and garden. The kitchen is of high specification and fitted with a range of eye and base level units with worktops over incorporating an undermounted stainless steel sink with mixer tap and 5 ring gas hob with extractor hood over. The space benefits from an integrated dishwasher, fridge, freezer and washer/dryer.

On the first floor there is a spacious landing with doors leading to 3/4 bedrooms and the family bathroom. The master suite benefits from two built in wardrobes, windows to side and rear aspect as well as a beautiful fully tiled ensuite with a double shower enclosure, vanity unit with ceramic sink and WC. There are two additional double bedrooms and a single bedroom. There are two further good size rooms with windows to front aspect. One room is currently utilised as a study. The fully tiled family bathroom is fitted with a vanity unit sink, WC and panelled bath with shower attachment. The fifth bedroom is on the third floor. This stunning, double bedroom with Velux windows to front and rear aspect benefits from built in storage and ensuite shower room, comprising of a double shower enclosure, WC, hand wash basin and heated towel rail.

## OUTSIDE

The property sits on a generous plot and offers a fantastic, enclosed garden to the rear of the property. The garden offers privacy and tranquility with a large laid to lawn area with a variety of shrubs and ornamental trees as well as a variety of fruit trees. The paved terrace is perfect for al fresco dining. The rear garden also benefits from a decked area, perfectly placed to capture the sun all day. To the front of the house is a paved parking area providing off road parking for two cars and a double garage with electric doors and open beams for extra storage.

## FEATURES

- Superb 4/5 bedroom detached family home

- Spacious accommodation extending to 2162 Sqft
- 10 minutes walk from mainline station with frequent and direct services into London and Cambridge.
- Village location within walking distance of amenities, primary and secondary schools.
- Stylish, spacious and flexible accommodation over 3 floors.
- Private garden with double garage and off- street parking
- EPC Rating: Band B
- Council Tax: Band F

## LOCATION

Newport is an attractive, well served and much sought after village less than 4 miles south of the historic medieval market town of Saffron Walden, featured in the Sunday Times 2017 "Best Places to Live" selection. Newport village has a mainline station providing direct and frequent rail services to London Liverpool Street and central London (1 hour journey time) and Cambridge (24 minutes journey time). Rail stations at Audley end and Stansted Mountfitchet are also just a few minutes drive away. In addition to excellent rail links, the village also benefits from regular bus services to a number of surrounding locations such as Saffron Walden and Bishops Stortford. Stansted airport is 8.6 miles away. The M11 can be accessed at Junction 8, Bishops Stortford, 10 miles away.

In addition to great connections, the village also has a highly rated primary school, Newport Primary School and a successful secondary school, Joyce Frankland Academy. County High School in Saffron Walden is also within easy reach being just 3.5 miles away. In addition to 2 public houses and an Indian restaurant, Newport is also served by a GP surgery, pharmacy, general store and post office, baker, hairdresser, barber, beauty salon, nursery, florist, 2 churches and 2 garages. Waitrose, Tesco and Aldi supermarkets are all within a 10 minute drive.

Centred around an architecturally rich and varied historic high street, Newport village is surrounded by countryside and offers a wide range of scenic walks, many of which feature on the Saffron Trail. Other local attractions include Audley End House and the beautiful market town of Saffron Walden, a 5 minute drive away, with its quaint, unspoiled medieval houses, a wide range of independent shops and eateries, a thriving market and a full range of amenities.

## SERVICES

All main services are connected

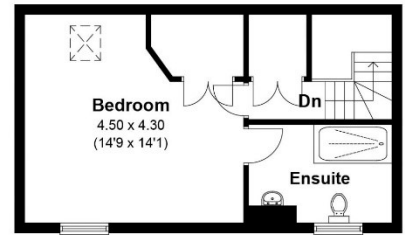


The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.

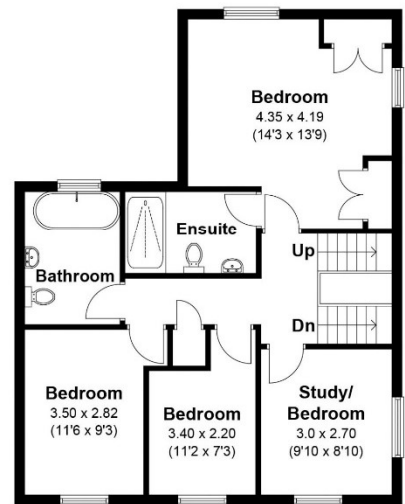
**Ground Floor**  
Approx. 106.40 sq. metres (1145.28 sq. feet)



**Second Floor**  
Approx. 32.50 sq. metres (349.82 sq. feet)



**First Floor**  
Approx. 62.0 sq. metres (667.36 sq. feet)



**Total area: approx. 200.90 sq. metres (2162.46 sq. feet)**



