



# ARKWRIGHT & CO

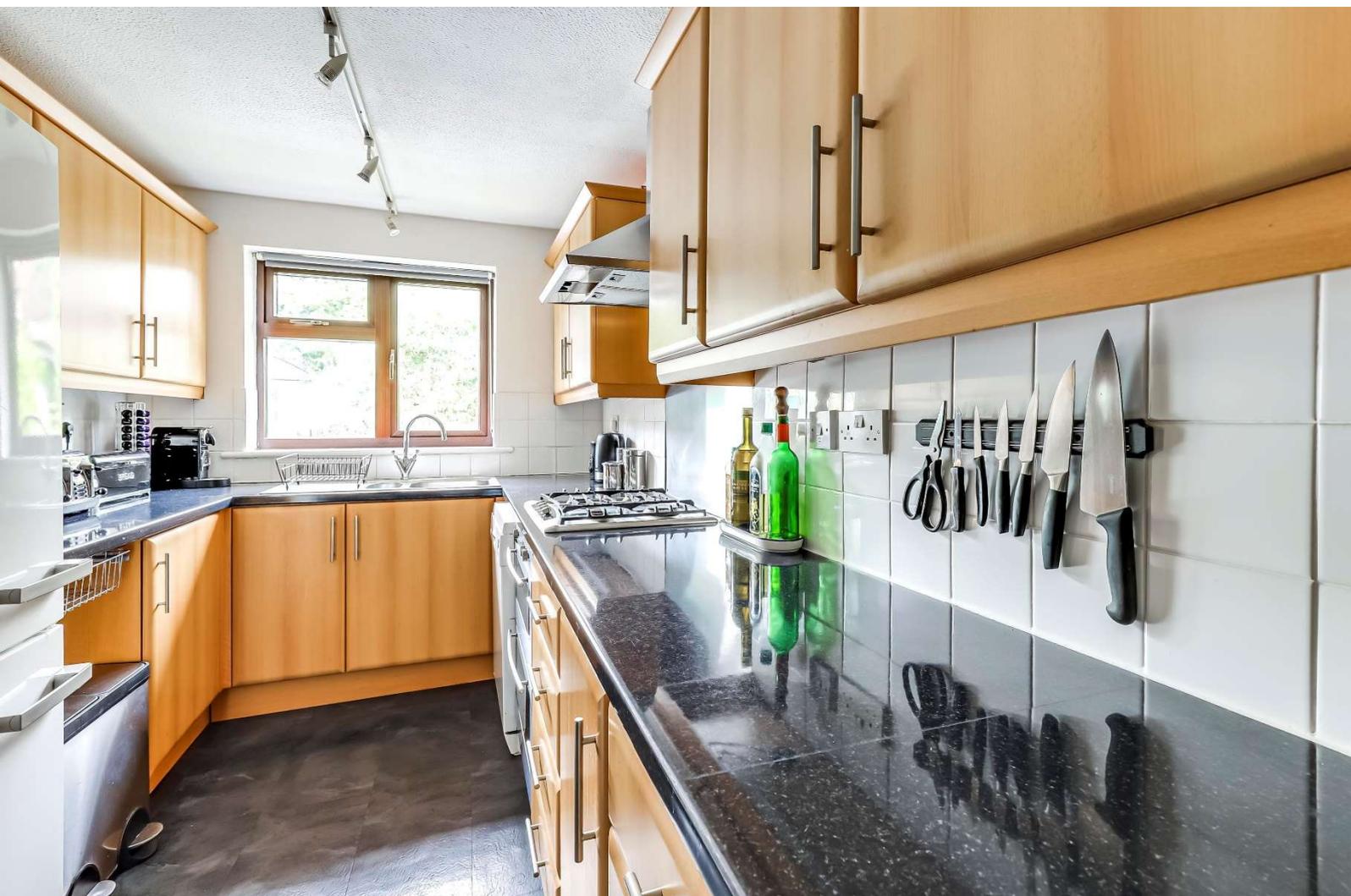
RESIDENTIAL & COMMERCIAL AGENTS



## Artisans

Newport | Saffron Walden | Essex | CB11 3TH

Guide Price: £650,000



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

## ACCOMMODATION

Artisans is an attractive family home occupying a great spot, on a quiet residential road in this highly desirable village. This property is ideally located in the center 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 stairs rising to the first floor. The kitchen is fitted with a range of eye and base level units with worktops over, incorporating an undermounted stainless steel sink with mixer tap and integrated gas hob. Space and plumbing for dishwasher, fridge/freezer and electric oven as well as window to the front aspect. A bright living room provides a great space, a feature fireplace with log burner and window to side aspect. Leading from the sitting room is a dining area with French doors leading to the good size rear garden.

Further the ground floor benefits from a utility room with worksurface over and inset sink. There is space and plumbing for a washing machine and tumble dryer. In addition, there is a WC. Window to rear aspect and door to garden.

On the first floor there is a spacious landing with built in storage and doors leading to 4 bedrooms and the family bathroom. The principal bedroom benefits from a window to rear aspect with wonderful countryside views as well as a ensuite with a shower enclosure, hand wash basin and WC. The second bedroom has built in wardrobes and window to front aspect. There are two further good size rooms with windows to rear aspect. The family bathroom is fitted with a vanity unit sink, WC and panelled bath with shower attachment.

## 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. The large, decked area is perfect for alfresco dining. To the rear of the garden is a timber shed. To the front of the property is a gate providing rear access.

## FEATURES

- [Superb 4 bedroom detached family home extending to 1224 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.
- Good size rear garden
- No upward chain
- EPC Rating: Band D
- Council Tax: Band D

## 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, unspoilt medieval houses, a wide range of independent shops and eateries, a thriving market and a full range of amenities.

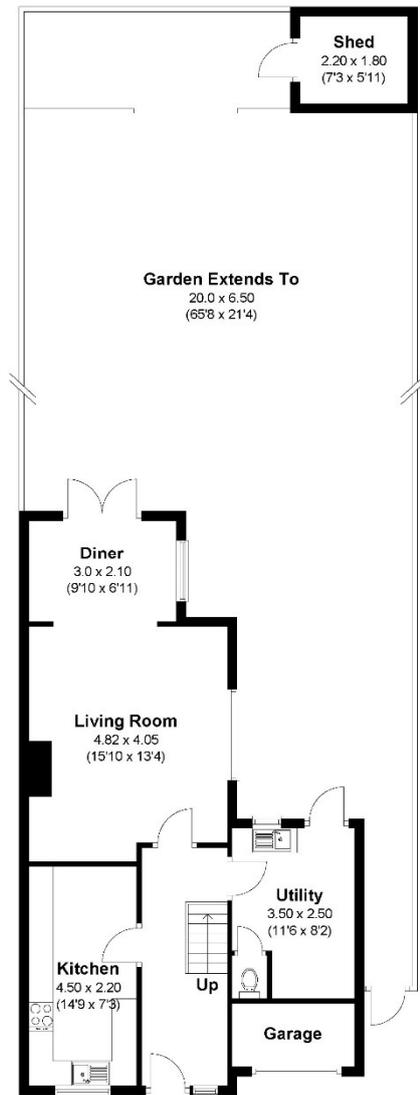
## SERVICES

All main services are connected

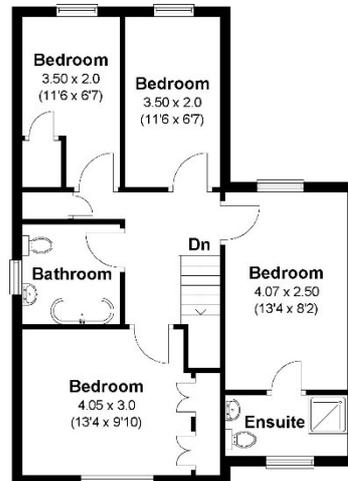


The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are 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. 61.50 sq. metres (661.98 sq. feet)



First Floor  
Approx. 52.30 sq. metres (562.95 sq. feet)



Total area: approx. 113.80 sq. metres (1224.93 sq. feet)



