



EH

EXQUISITE
HOME

PERFECTLY PLACED

The village of Newport sits in the rolling arable fields of North Essex just three and a half miles south of beautiful Saffron Walden. It has its own station with regular fast trains running into London Liverpool Street and Cambridge, a primary and secondary school, two pubs, a petrol station and all the usual amenities. The village hall has plenty of regular activities and there is also a thriving social club. Walks around Newport are celebrated for their beauty, and the village is at the centre of the figure of eight walk between Cambridge and Harlow known as the Harcamlow Way.





Standing on a quiet road and surrounded by mature trees is this much-improved and extended family home, constructed over seventy years ago with an additional building plot. The present owners bought it twenty years ago, attracted by its proximity to schools, the station, the M11 and historic Saffron Walden. They loved its quiet location in the middle of the countryside and have improved it by adding a side porch with skylight, put in a wood burner and landscaped the garden, front drive and patio. There is enough room to park several cars on the drive and there is also a garage. The front and rear gardens are beautifully planted with mature apple, plum, cherry and birch trees.

A pair of double doors lead into the front porch and thence through another pair of wood and glass doors, into the parquet floored light-filled hall. A downstairs cloakroom and utility room are located at the end of the hall and there is a useful understairs cupboard. To the left is a delightful, spacious lounge with a handsome stone fireplace housing the wood burner. Natural light pours in through the large windows and it is a welcoming and versatile space. The owners naturally gravitate here for family time, informal socialising and relaxing. A pair of double doors lead into the useful dual aspect study overlooking the garden. To the right of the hall is the living room with views to the front of the property. It too has a fireplace with open fire and is a cosy room. The large L-shaped kitchen/breakfast room is a light, welcoming and thoughtfully designed space. With its maple cabinets, black granite worktops, breakfast bar, integrated double electric oven, induction hob, extractor hood, integrated double fridge and tiled floor, it is a cook's dream. Its practicality is enhanced by the large breakfast room area with enough room for a comfortable sofa and armchair, dining room table and extra cupboards. Perfect for family meals, kitchen suppers and entertaining, it is a wonderful space with lovely views over the garden, accessed via the french doors.

The white-painted banisters lead up to the generous first floor landing with natural light pouring in through the skylight. Four bedrooms (one en suite) and the family bathroom can be found on this floor. The principal bedroom has wooden laminate floors, is painted in a neutral palette and benefits from a crisp, contemporary three piece shower room with a skylight adding to its sense of light and space. Two of the other bedrooms (all doubles) are tastefully decorated with wallpaper feature walls. The fourth bedroom is a twin. The elegant four piece family bathroom features a bath and shower and is decorated throughout in white tiles with black and grey detail.



Beautifully Bright



“The living room features an open fire making it a particularly cosy room, often used by the family to watch television...”

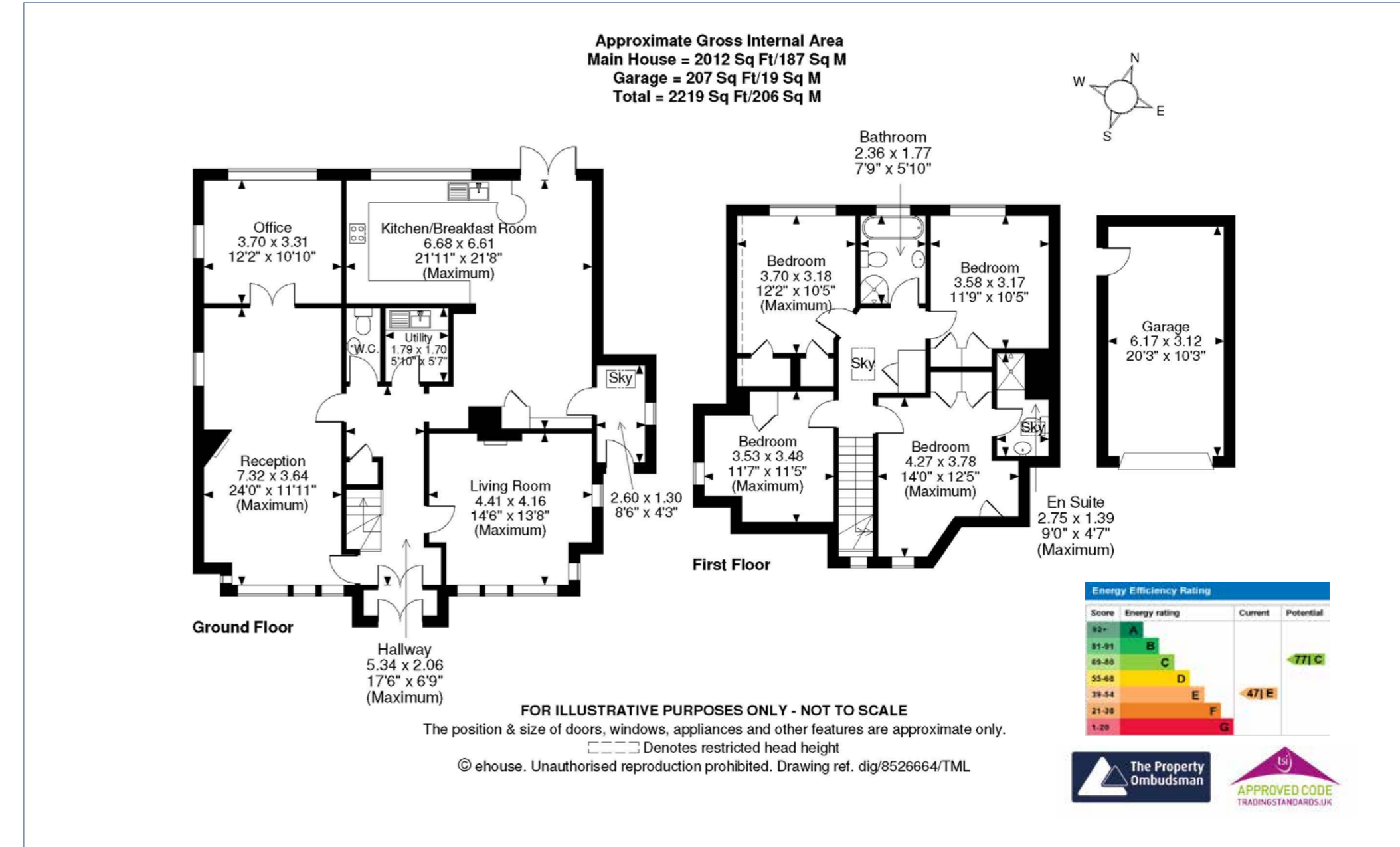


LOCATION

The garden, which has been thoughtfully landscaped, has mature fruit trees, flowers and shrubs and is mainly laid to lawn. At the front, there is a handsome stone frontage. There is a small shed, a seating area with a pergola and pizza oven perfect for outdoor entertaining.

Within the perimeters of the garden there is also an adjoining building plot with planning for a detached home of some 1500 sq. ft. offering open plan living accommodation and two single parking spaces. The plot measures approximately 0.37 acres and further details can be found using the following reference: Uttlesford DC Ref. UTT/21/1143/FUL.

Beautiful North Essex is a delightfully rural part of this large county, with plenty of pretty villages, open countryside and quiet B roads. Transport links are excellent with Chelmsford, Colchester, Cambridge and London within easy reach. The main town is historic Saffron Walden with its maze, ruined castle and quaint mix of period buildings, along with the quintessential Essex villages of Steeple Bumpstead, Castle Hedingham and Sible Hedingham. Several primary schools and a high school rated Outstanding by Ofsted, a nearby station plus a twice-weekly market make Saffron Walden a mecca for families and commuters alike.



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