



8 Granta Mead Close, Newport
CB11 3HZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

8 Granta Mead Close

Newport | Essex | CB11 3HZ

Offers In Excess Of £800,000

- Detached, five-bedroom property
- Two ensembles & shower room
- Countryside views over the Shortgrove estate
- Ideally located for local schooling and train line
- Open plan kitchen/dining area
- EPC: B
- Garage & off-street parking
- Council Tax Band: F

The Property

An attractive, double-fronted, five-bedroom house set in a tucked-away location within a sought-after development adjoining Shortgrove Estate. The property is well-placed, within walking distance of the local schools, village amenities and equidistant from both Newport and Audley End train stations.

The Setting

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.

The Accommodation

In detail, an entrance hall has a staircase rising to the first floor with understairs storage cupboard, further built-in storage cupboard and doors leading to adjoining rooms. The cloakroom comprises W.C and wash hand basin. A dual aspect sitting room with glazed doors and adjoining full height windows providing access and views to the terrace and garden. Further window to the side aspect overlooking Shortgrove Estate. The superb, Kitchen/Dining/Living Room is an open plan space with kitchen comprising a range of base and eye level units with worktop space over, together with a central island with hob and extractor above, twin bowl sink unit, built-in oven and grill, integrated fridge freezer and space for washing machine and dishwasher. A pair of glazed doors with adjoining full height windows providing access and views to the garden, together with three skylights providing additional natural light. Furthermore, there is a large window to the front aspect with fitted shutters and an obscure glazed door providing access to the driveway. The





study benefits from window to the front aspect with fitted shutters.

The first-floor landing has doors to adjoining rooms and staircase rising to the second floor with window to the front aspect. Bedroom 2 is a dual aspect room with stunning views over the garden and Shortgrove Estate, built in wardrobes and door to En Suite. Comprising shower enclosure, WC and wash hand basin. Bedroom 3 and bedroom 5 have windows to the front aspect. Bedroom 4 is a dual aspect room with views over the garden and Shortgrove Estate. The family bathroom comprising panelled bath, separate shower enclosure, WC and wash basin. The second floor is a spacious, triple aspect, principal bedroom suite with a dressing area fitted with a range of wardrobes. An En Suite - Comprising panelled bath, separate shower enclosure, WC and wash basin.

Outside

The property is set in a tucked-away location within a small, attractive development. The property enjoys arguably the best position, adjoining the stunning Shortgrove Estate. To the side of the property is a block paved driveway providing off-street parking and access to the garage. In addition, there is a visitor parking area. The gardens enjoy a



southerly aspect and are mainly laid to lawn with various entertaining spaces and post and rail fencing. The garden also extends to the side aspect.

Services

All mains services are connected.

Local Authority

Uttlesford District Council

Council Tax

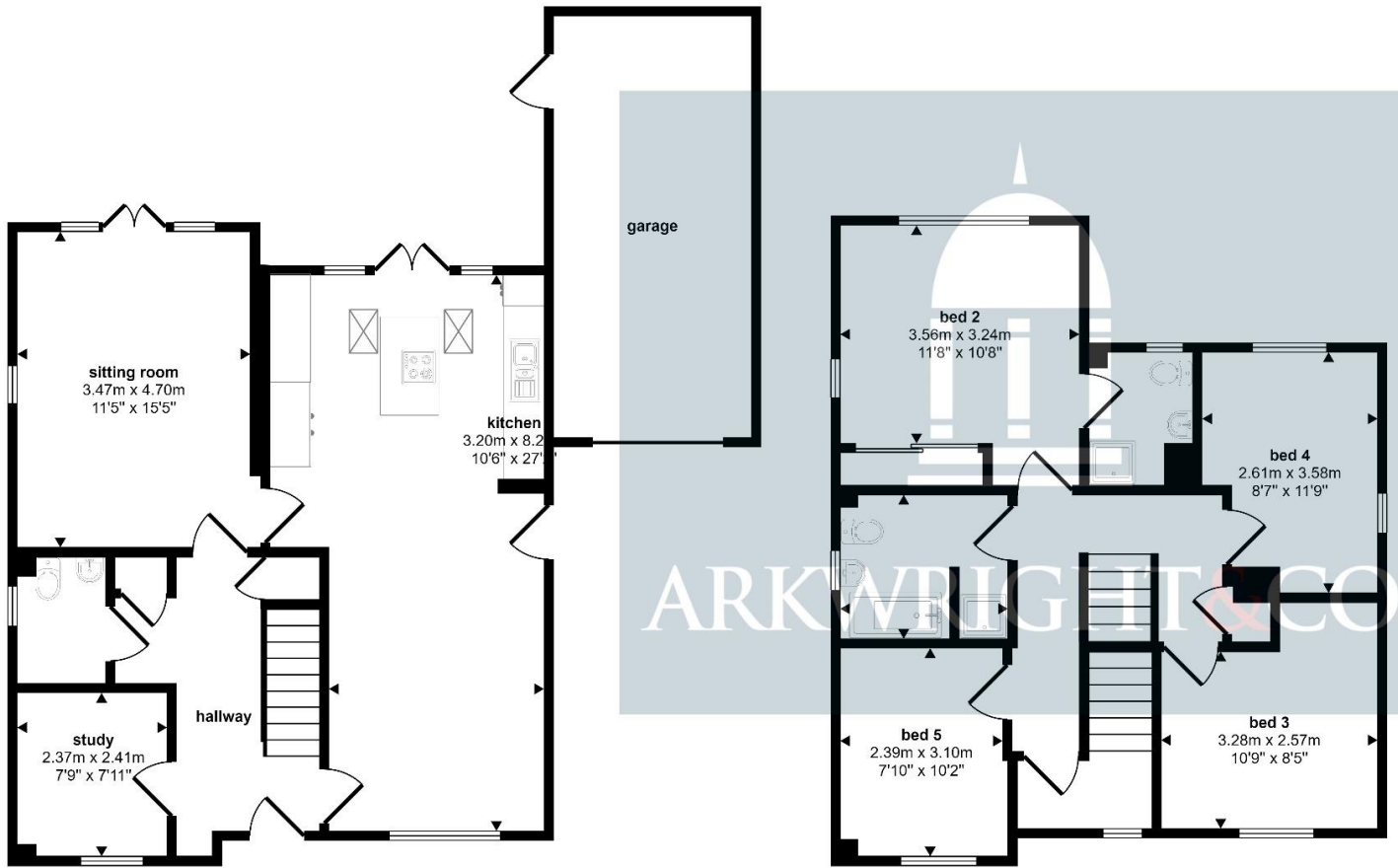
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Agents Note

Annual service charge amount - £340

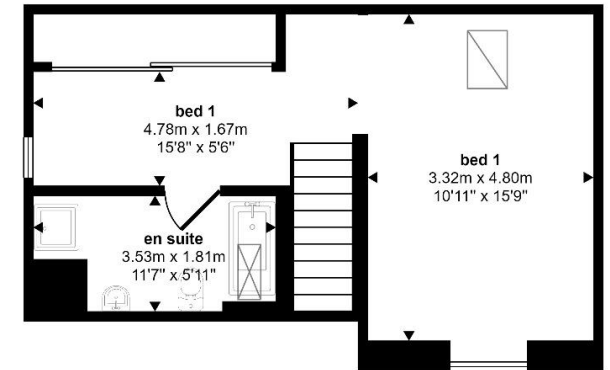


Approx Gross Internal Area
190 sq m / 2049 sq ft



Ground Floor
Approx 88 sq m / 945 sq ft

First Floor
Approx 64 sq m / 690 sq ft



Second Floor
Approx 38 sq m / 413 sq ft

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.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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