



EH

EXQUISITE
HOME

AN IMMACULATE HOME

Constructed by John Brown Builders in 1971, the present owners bought it twenty nine years ago, attracted by its village location, spacious and light interior, large rooms, large back garden and proximity to the station and local amenities.



Perfectly Placed...

The village of Newport is situated in the fertile 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, an Indian restaurant, Post Office, baker, gentleman's hairdresser, chemist and beauty salon. The village hall has plenty of regular activities and there is also a thriving social club. Stunning Jacobean mansion Audley End is just a few miles away and the village itself is mentioned in the Domesday Book of 1086. Its name is thought to refer to its market, believed to date back to Saxon times. There are a number of historic buildings in Newport, including the Grade I listed parish church, St Mary the Virgin which was built in the late fourteenth century and houses constructed in the fifteenth and sixteenth centuries.

In the centre of the village, set well back from the road, is this large, detached, light-filled house on a generous plot. Constructed by John Brown Builders in 1971, the present owners bought it twenty nine years ago, attracted by its village location, spacious and light interior, large rooms, large back garden and proximity to the station and local amenities. They converted one of the garages into another reception room, decorated throughout in a neutral palette, put in new bathrooms with sanitaryware from CP Hart of Regent Street, installed a new kitchen and transformed the house from a typical 1970s style into an attractive, welcoming and contemporary family home. The block paved drive accommodates seven cars comfortably and the rest of the front garden is laid to lawn and shrubs. The entrance hallway is light, spacious and welcoming with enough room for a desk and chair. The staircase has two half landings and the owners replaced the old banisters with attractive wrought iron ones.



“An immaculate home with a light-filled interior..”

To the right is the spacious triple aspect lounge with a Barbas Vento built-in gas fire with remote control. The owners love to sit in front of it in the evenings as they enjoy the delightful space, ideal for relaxing with a glass of wine, watching TV, reading or entertaining. Doors lead directly out into the garden and the entire room is flooded with natural light. To the left is the dining room which has played host to many happy Christmases, New Year's Eve celebrations, dinner parties and children's parties. The owners love the layout of the house as the kitchen is right next door, ideal for serving and clearing. In the past, they have sat sixteen guests in this room. There is a useful good-sized cloakroom at the back of the hall.

The spacious and airy kitchen/breakfast room has oak cabinets and Corian worktops. There is a gas hob, a free-standing range cooker with five gas burners and an electric oven, integrated AEG dishwasher, an integrated Miele fridge. There is more than enough room in the kitchen for a table and chairs and this is where the owners eat every day. With the utility room next door with its sink and extra storage space, this is a wonderful layout for any family configuration. Leading off the utility room is the dual aspect family room with its Amtico flooring and fitted storage. This room has been variously used as a play room, office and snug over the years and is currently used as a gym. The integrated double garage has power and light, roof space for storage and with the correct planning permission in place could be converted if desired.

Beautiful Light-Filled First Floor

The staircase winds enticingly up to the first floor where the generous landing leads to four bedrooms and the family bathroom. The dual aspect principal bedroom has Hammonds' fitted wardrobes as storage, as do all the others, and benefits from a pretty window seat and an en suite bathroom with a rolltop bath. The second and third bedrooms are both good sized doubles, one with dual aspect and the



"The owners love the layout of the house, it's ideal when entertaining..."



back bedroom has a small area currently used to house a sink, bookcase and fitted wardrobe. However, if desired, this could be converted into an en suite shower room. The fourth bedroom at the front is a small double and would make the ideal home office or nursery. The three-piece family bathroom has a bath with a shower over.

The house has cavity wall insulation, a double insulated loft, part of which is boarded on raised rafters, with a ladder and lighting, to provide additional storage.

Delightful Secluded South-Facing Garden

The back garden is sunny, private and an absolutely charming space. There is a patio to the rear of the house, ideal for al fresco dining and barbecues in the summer, while the rest of the garden is laid to lawn. It has been thoughtfully planted up to be low maintenance and attractive all year round with plenty of mature and well established shrubs and evergreens. There is a useful shed for storage and at the back, surrounded by decking, is a lovely swimming pool. The electricity for this is nearly all provided by the solar panels on the roof of the house, making it an economical luxury and a very attractive and unusual feature of this lovely garden.

The neighbours are all extremely friendly and the village is a close knit community. The owners visit the Saturday market in Saffron Walden each week and do the rest of their shopping in Bishops Stortford or Cambridge, which has a Park and Ride from Trumpington. Newport Station is a seven minute walk away, the village is well served with amenities and the former Newport Free Grammar School (now the Joyce Frankland Academy) is an excellent secondary school. With very good transport links, in a village location, on a generous plot and with exceptionally large and light-filled rooms, this beautifully maintained family home ticks every box.

LOCATION

The Beauty of North Essex

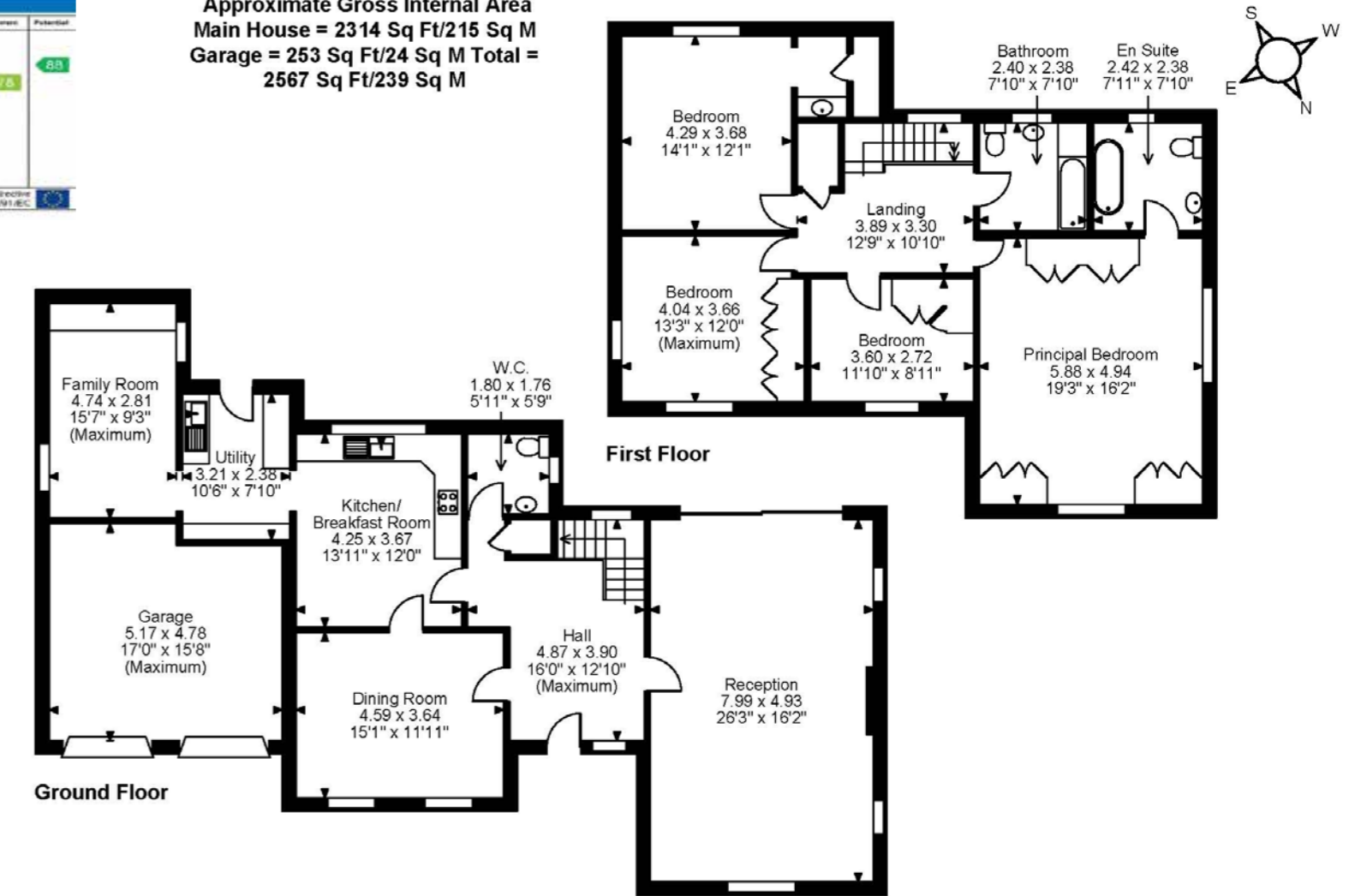
North Essex is a surprisingly rural part of the county, with pretty villages, open countryside and quiet B roads. Transport links are excellent with Chelmsford, Colchester, Cambridge and London within easy reach. The main town is historic Saffron Walden with its maze, ruined castle and quaint mix of period buildings. 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. The M11 runs south to London and north to Cambridge while regular fast trains run into London Liverpool Street and Cambridge from local stations. The delights of the Suffolk Wool Towns and the Suffolk Coast and Heaths AONB can be found to the east, while a number of villages with thriving pubs and shops are scattered across the countryside.



Energy Efficiency Rating	
Current	Potential
A	B
B	C
C	D
D	E
E	F
F	G
G	

England & Wales

Approximate Gross Internal Area
Main House = 2314 Sq Ft/215 Sq M
Garage = 253 Sq Ft/24 Sq M Total =
2567 Sq Ft/239 Sq M



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EH

EXQUISITE HOME

Exquisite Home, Valley Lane, Wherstead, Ipswich, Suffolk, IP9 2AX
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk

Exquisite Home, Sumpter House, 8 Station Road, Cambridge CB24 9LQ
T +44(0)3455 651681 E enquiries@exquisitehome.co.uk