



EH

EXQUISITE
HOME

VICTORIAN ELEGANCE

Sitting centrally within the quiet yet convenient village of Newport, near Saffron Walden, is this six bedroom, four bathroom Victorian home that offers an abundance of charm, elegance and opportunity. The property includes a second floor two-bedroom annexe, as well as a separate two-bedroom cottage, offering the possibility of this property working for a multi-generational family or to cultivate business opportunities for additional income (subject to any relevant permissions). Appreciated by the current owners for its size and scope, they describe the property as 'a wonderful family home that is just waiting to be cherished.'





This idyllic Victorian house was constructed around 1825 and the current owners' family have aimed to reinstate and preserve many of the house's original features, including fireplaces which were hidden by previous owners. The result is a large, beautiful home that's full of character, yet also suits modern living and holds possibilities for incoming owners to improve the property even further to their own taste.

The main entry hall is warm and inviting with original wooden flooring and this leads to the side hall that is flooded with sunlight from the French doors that open directly out into the stunning garden. The two main reception rooms are accessed off of this side hall: the dining room is large and bright with dual aspect windows (including a box bay window) facing both east and south, ensuring this room is bathed in light for much of the day. The elegance of this room is elevated by the beautiful fireplace with marble surround which creates a magnificent focal point. Across from the dining room, the main living room also boasts a large box bay window and French doors that open into the large conservatory. This room also has a beautiful fireplace with a stone and brick façade.

Next to the living room is a generous study that has previously been utilised as a music room with a wonderful Victorian charm with statement crown moulding and a stone fireplace. These more formal living spaces are neatly complimented by the open-plan kitchen and family room, which is large enough for both a seating area and an informal dining area. Beautiful French doors open out onto the side terrace from the family room, creating an easy flow from the kitchen to the outdoors. The kitchen itself has modern fitted glossy units, with a number of integrated appliances including a double oven, a further single oven under a large gas hob, and a microwave. According to the owners, their mother loved to cook and would spend most of her time here happily creating meals and treats for their family and friends to enjoy, and she loved the sheer amount of space that the generous kitchen allowed for food preparation. It should also be noted that this kitchen benefits from electric underfloor heating, making this a delightful place to be even on the coldest winter mornings. Finally, next to the kitchen there is a side hallway with access to the garden and a useful utility room with a large storage cupboard and space for a washing machine and tumble dryer.



“The kitchen benefits from electric underfloor heating, making this a delightful place to be even on the coldest winter mornings...”





“With French doors that lead to the large conservatory, this room is bright and welcoming...”



A Spacious First Floor

Four large bedrooms are found on the first floor, two of which benefit from en-suites. The smallest two bedrooms are both generous doubles and both have built-in cupboards and share the use of a large family bathroom with a walk-in shower and a separate bath, with modern fixtures and fittings contrasting beautifully against the traditional wood flooring and a chapel-style window. The smaller of the two en-suite bedrooms also have built-in cupboards and dual aspect windows that give a quaint view of the attractive gardens outside. The en-suite to this bedroom is exceptionally spacious with a large walk-in shower, further built-in cabinetry and another chapel-style window. The principal suite is bright and airy with a large box bay style window and tall ceilings. The en-suite to this room includes built-in wardrobes and would benefit from modernisation, giving new owners the opportunity to create their dream bathroom in this exceptionally spacious room.





A Cottage in the Grounds...

Also located within the grounds of the property is a secondary residence, converted from the old stables to create a comfortable and quaint cottage ideal for extended family or as a potential rental for additional income. The ground floor of this cottage includes a reception area where a lovely wood burner inset within a traditional brick surround creates a cosy focal point. Next to this is a dining area that leads to the kitchen which includes a convection hob and built-in oven and which really embodies that traditional country cottage charm. 'I really love the first floor though,' says the current owner, 'the beams and the vaulted ceilings are stunning.' Here there are two double bedrooms, both with dual-aspect windows letting in plenty of natural light, and these bedrooms share the use of a generous shower room with modern fixtures and fittings.



Second Floor Annexe...

The second floor of the main property is comprised of a self-contained two-bedroom annexe, perfect for guests, extended family living or for teenagers who want their own space. The annexe includes an open-plan kitchen and living area with beautiful wood flooring and a modern fitted kitchen, a family bathroom and two good-sized bedrooms.



Cherished Gardens...

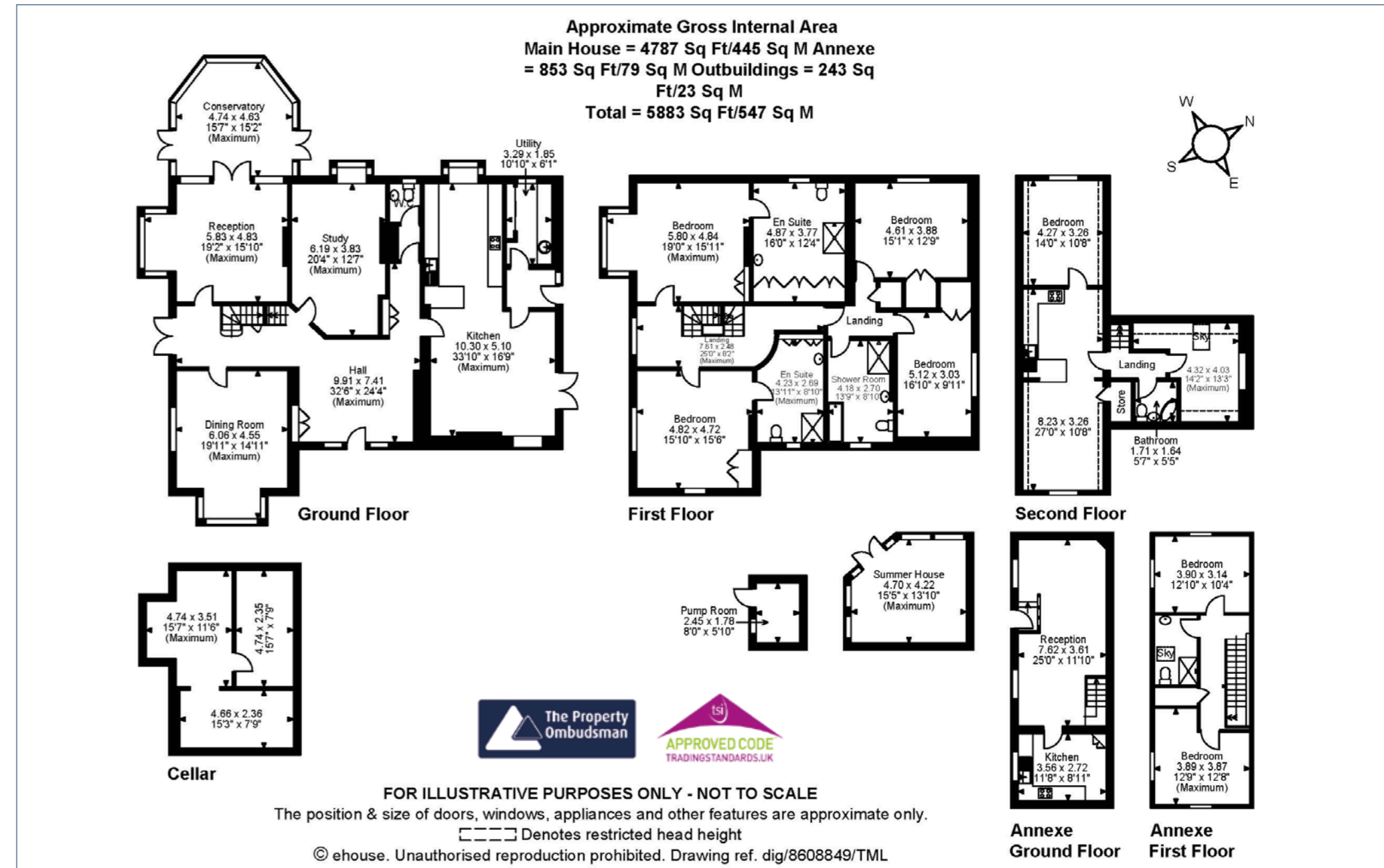
The main house sits centrally within the plot, enjoying large gardens both to the front and rear of the main house, together with a side terrace that leads to an in-ground heated swimming pool. 'Our father loved the garden,' notes the current owners, 'he would spend all day in the garden, working hard to keep it immaculate.' That love and dedication has cultivated in both the front and rear gardens a real oasis, with lush lawned areas bordered by mature trees that give the property a real sense of privacy and seclusion and ensure that every view from the house looks out onto beautiful greenery. 'There's so much in the garden: Yew trees, beech, fruit trees; it's very green and peaceful.' In addition to the lawned areas, a large pebble drive provides parking for a number of cars, and the current owners note that planning permission (now lapsed) was granted for the erection of a garage with living space above, creating the potential for a new owner to possibly have this permission re-instated. To the side of the house, accessed mainly via the kitchen and utility rooms is a paved terrace area that leads to the swimming pool, making this the ideal spot for some al-fresco dining, especially on warm, summer afternoons.

LOCATION

The property sits back from a quiet street near the centre of this sought-after village, and is within an easy stroll to the local gastro pub and a few small shops, as well as a local doctor's surgery and pharmacy. The house is also merely steps away from wide open fields and riverside walks along the river Cam, where you can enjoy the gently undulating, bucolic landscape of the Essex and Cambridgeshire border. 'You can also walk to the station,' notes the current owner. Indeed, the train station is less than a ten-minute walk from the property, and is well-served by direct services to Cambridge and London's Liverpool Street, as well as Stansted Airport. Finally, the village sits around half way between the city of Cambridge and the large town of Bishops Stortford, both of which have an excellent range of amenities and independent and national chain shops and eateries, as does the beautiful medieval market town of Saffron Walden, which is less than a ten minute drive from the property and is home to one of the area's most sought-after secondary schools. Newport itself is also well-served for schooling options, with both the catchment primary and secondary schools located in the village and both receiving a "Good" rating from Ofsted, and of course it must be noted that the property is around a half-hour drive from the popular Perse schools in Cambridge, which regularly rank within the top-ten list for independent schools in the country.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	80
EU Directive 2002/91/EC			
WWW.EPC4U.COM			



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities, In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.

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