



1 Pond Cross Farm, High Street  
CB11 3RW



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RESIDENTIAL & COMMERCIAL AGENTS



# 1 Pond Cross Farm

High Street | Newport | CB11 3RW

## Guide Price £850,000

- A beautifully presented four-bedroom village home
- Spacious and airy living accommodation with four generously sized bedrooms
- Off-road parking with garage and EV charging point
- Generous mature and well stocked garden with fruit trees, roses, flowers, and shrubs
- Well-served village with schools, surgery, pharmacy, bakery, café, pubs, and a grocery store
- Close to the train station with commuter links to both London and Cambridge
- EPC: C
- Council Tax Band: F

### The Property

A beautifully presented, four-bedroom family home, situated in the heart of the village of Newport. The property is at a short walking distance from the mainline railway station offering commuter links to London and Cambridge. The property provides light, airy and spacious living accommodation benefiting from wood burner, large mature garden, off road parking, garage, and EV charging point.

### The Setting

The popular village of Newport offers good facilities including a church, two public houses, newsagent/general store, a garden nursery and a bakers. For the commuter there is a mainline station providing a regular service to London's Liverpool Street (in about 1 hour). Alternatively, by road the M11 is accessed at Bishop's Stortford Junction 9 to London or going north the M11/A14 can be accessed at Duxford at Junction 10.

### The Accommodation

In detail, the property comprises a spacious hall with a cloakroom comprising W.C. and wash hand basin. Double doors from the hall lead to a dual aspect reception room containing a newly installed wood burning stove. The room is filled with natural light from the windows to front aspect and the French doors to the rear, giving access to the terrace and garden. A generous, dual aspect dining room sits on the opposite side of the hall with windows to front and side of the property and it is currently also serving as a family room. The wonderful open plan layout flows into the kitchen, fitted with a range of matching eye and base level units, with white worktop over and sink unit incorporated. A range of





integrated appliances include double oven, induction hob and an instant hot water tap. There is a free-standing fridge-freezer and further space for an integrated dishwasher and a free-standing washing machine and a tumble dryer. A large window looks over the garden and there are bi-folding doors leading to the terrace.

The stairs leading to the first-floor benefit from natural light and the landing provides access to the four generously proportioned bedrooms and family bathroom. The substantial, dual aspect principal bedroom benefits from built-in wardrobes and door leading to the spacious ensuite shower room. Comprising shower cubicle, W.C., hand wash basin and heated towel rail. Bedroom two is a double bedroom with window to front aspect and fitted wardrobes. The third bedroom is a dual aspect double bedroom with windows to rear aspect and fitted wardrobes. Bedroom four has fitted wardrobe and window overlooking the rear garden. The family bathroom comprises panelled bath with shower attachment over, W.C, wash hand basin and heated towel rail.

### Outside

To the rear is off road parking for two vehicles and a single garage with a charging point for electric vehicles. The part walled, rear garden is enclosed and mainly laid to lawn with mature borders of shrubs, roses, fruit trees and flowers.



To the back of the garden is a raised vegetable bed and shingled area which grows fruit such as gooseberries. There is shed to the side of the property providing further storage space.

### Services

All mains services are connected.

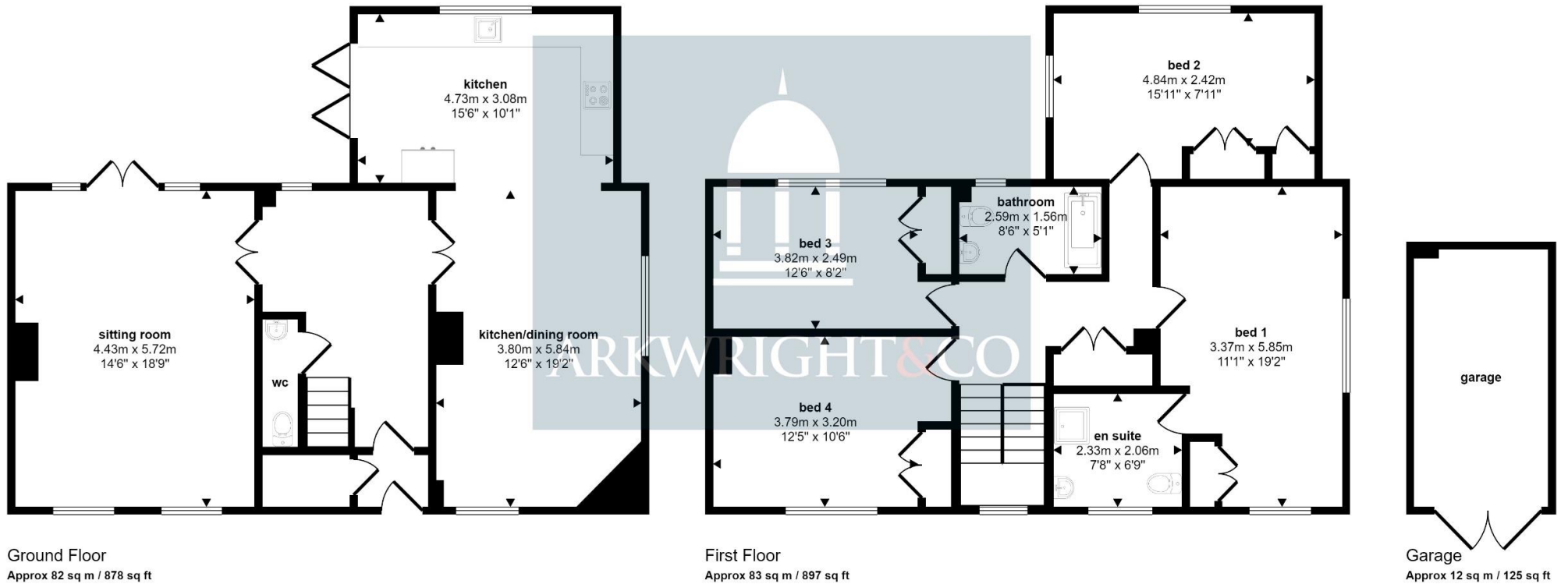
### Local Authority

Uttlesford District Council





Approx Gross Internal Area  
177 sq m / 1901 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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