



Newbury House, 39 Newport Road  
CB11 4BS



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# Newbury House

39 Newport Road | Saffron Walden | CB11 4BS

## Guide Price £1,850,000

- An attractive and substantial six-bedroom, five bathroom detached family home
- Beautifully presented accommodation over three floors extending to 4039sqft
- Superb garden room
- Stunning top floor principal bedroom suite
- Landscaped rear garden with swimming pool, summerhouse and covered seating area
- Gated entrance with ample off-road parking and detached double garage
- Desirable town location within walking distance of highly regarded schooling and the town centre

### The Property

A truly exquisite and rarely available six-bedroom, five-bathroom residence which has been beautifully maintained, just a short walk from highly regarded schooling and Saffron Walden town centre. The property benefits from a gated entrance, detached double garage and attractive rear garden with swimming pool.

### The Setting

Newport Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge, and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

### The Accommodation

In detail, the property comprises of a light and airy entrance hall where an oak staircase rises to the first floor with glass balustrade, a cloakroom with W.C and wash hand basin and doors to the adjoining rooms. The dual aspect kitchen/ breakfast room is a wonderful space with views onto the garden. A traditional shaker style kitchen is fitted with an extensive range of matching of eye and base level units with granite worksurface over and undermounted sink incorporated. There is space for appliances including Aga, American style fridge-freezer, dishwasher and integrated microwave. A central island provides additional preparation space and storage. There is ample space for a dining table





and a door leads into the good size utility room, fitted with a matching range of eye and base level units with granite work surface over. There is space and plumbing for washing machine, tumble dryer and wine cooler. A personal door provides side access and a window to front aspect provides natural light.

To the left of the entrance hall sits the wonderful dual aspect dining room, a large bay window to front aspect and double doors that lead into the generous sitting room. Filled with natural light from two windows to side aspect and bi folding doors onto the patio area. A feature stone fireplace with log burner. In addition, the ground floor is completed by a family room with red brick fireplace and log burner inset, opening into a superb garden room. A particular feature of the property overlooking the garden with double doors opening on to the patio.

The spacious first floor galleried landing benefits from two built in storage cupboards and provides access to five bedrooms and shower room. Bedroom two is a generous double room with a range of built in wardrobes and large window to the rear aspect and door to ensuite. A superb four piece suite with freestanding bath, shower enclosure, W,C and dual vanity wash hand basin. Bedroom three has a range of built in storage and is currently utilised as a dressing room with two windows to rear aspect and ensuite. Comprising shower enclosure, W.C, wash hand basin and heated



towel rail. The fourth double bedroom room has three built in storage cupboards, window overlooking the garden and door to ensuite shower room. Comprising shower enclosure, W.C, vanity unit with wash hand basin incorporated. Bedroom five is a double room with window to front aspect, three built in storage cupboards and ensuite. Comprising freestanding bath, shower enclosure, W.C and wash hand basin. The sixth bedroom is currently utilised as a study with an extensive range of built in shelving and a window to front aspect.

The second floor is a fantastic space which could be used as a principal suite. The superb ensuite comprises freestanding bath, shower enclosure, W.C, wash hand basin and access to eaves storage.

## Outside

The property is set back from the road, accessed via a gated entrance leading onto a large driveway providing ample off road parking. The double garage has an electric roller door and benefits from light and power. Gated side access leads to the stunning rear garden which is a particular feature of the property. An extensive wrap around patio provides a wonderful space for al fresco dining, with a covered BBQ stand and two, retractable awnings over the seating areas.

Steps leads up to the heated swimming pool which benefits from a composite decked surround and is enclosed by glass balustrades. In addition, there are multiple seating areas with a covered section located in one corner. A timber framed summerhouse with light and power is currently utilised as a gym. The remainder of the garden is laid to lawn. A variety of established shrub and tree borders create a high degree of privacy.

## Services

Mains electric and water are connected. Private drainage via a septic tank. Gas fired central heating. Ultrafast broadband is connected and mobile signal is good.

## Local Authority

Uttlesford District Council

## Council Tax

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## EPC Rating

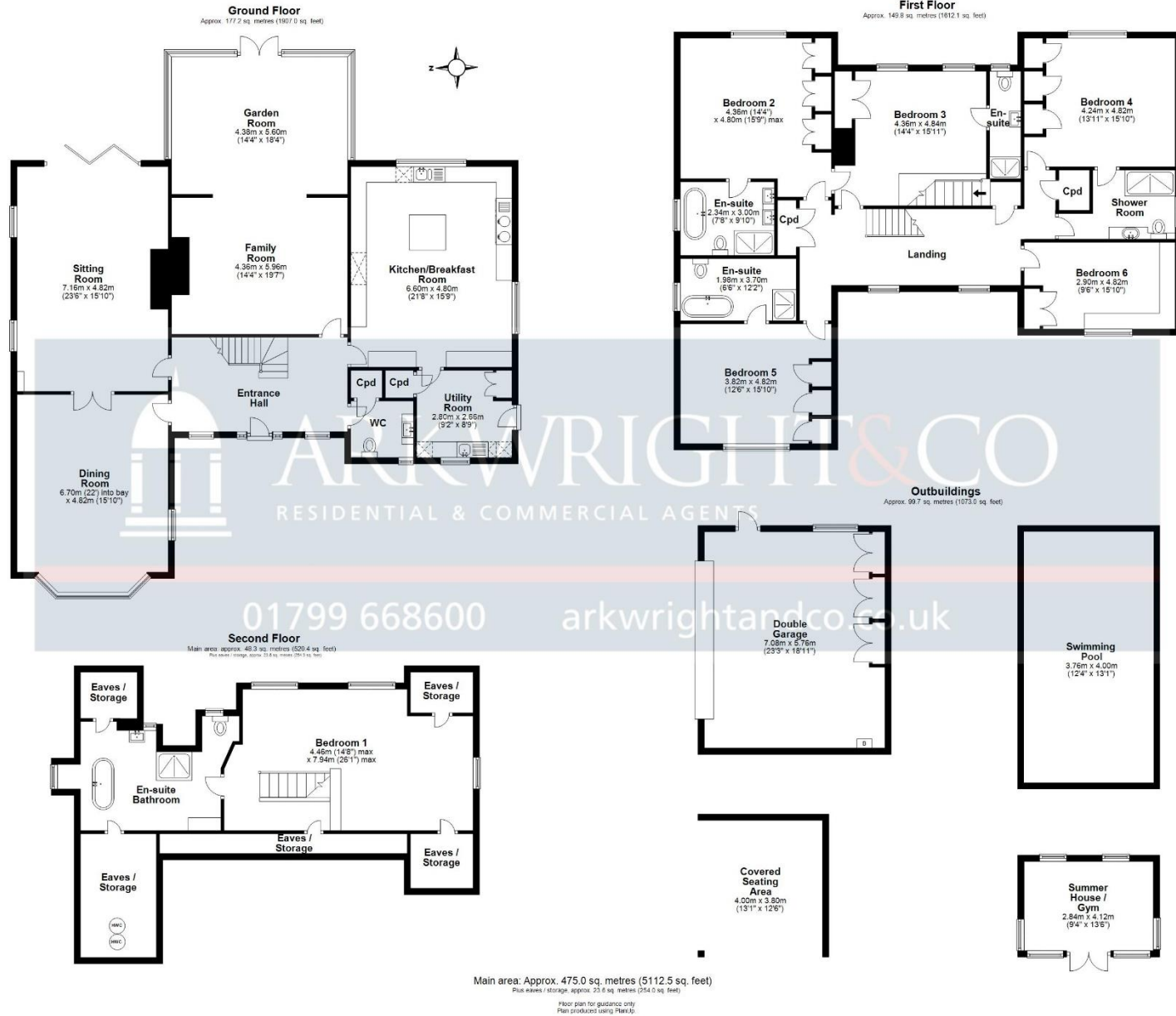
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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances 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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