



19 Meadowford, Newport  
CB11 3QL



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 19 Meadowford

Newport | Essex | CB11 3QL

## Guide Price £675,000

- A spacious four bedroom, two bathroom detached property
- Three reception rooms
- Generous triple aspect sitting room
- Four double bedrooms
- West facing rear garden
- Detached double garage with store room
- Offered with no upward chain
- Popular village with mainline train station
- EPC: E / Council Tax Band: F

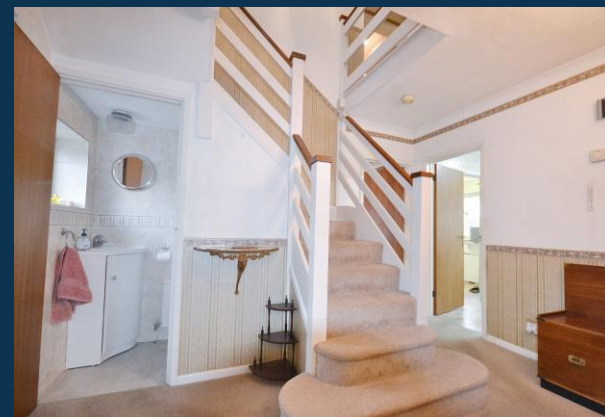
### The Property

A well-proportioned four-bedroom, two-bathroom detached family home offering the opportunity to modernise throughout, located in a quiet cul de sac just a short walk from the heart of Newport. Benefitting from a detached double garage, off road parking, good size rear garden and offered with no upward chain.

### 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 several 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. In addition to great connections, the village also has a highly rated primary school, Newport Primary School and a successful secondary school, Joyce Frankland Academy. County High School in Saffron Walden is also within easy reach being just 3.5 miles away. In addition to 2 public houses and an Indian restaurant, Newport is also served by a GP surgery, pharmacy, general store and post office, baker, hairdresser, barber, beauty salon, nursery, florist, 2 churches and 2 garages. Waitrose, Tesco, and Aldi supermarkets are all within a 10-minute drive. Centered around an architecturally rich and varied historic high street, Newport village is surrounded by countryside and offers a wide range of scenic walks, many of which feature on the Saffron Trail. Other local attractions include Audley End House and the beautiful market town of Saffron Walden, a 5- minute drive away, with its quaint, unspoiled medieval houses, a wide range of independent shops and eateries, a thriving market, and a full range of amenities.





### The Accommodation

In detail the property comprises a spacious entrance hall with stairs rising to the first floor, cloakroom with W.C and wash hand basin, understair storage cupboard and doors to the adjoining rooms. To the right is a generous, triple aspect living room with fireplace and door leading to the conservatory. A superb space with views over the garden and beyond and double doors leading onto the garden. The kitchen is fitted with a matching range of eye base level units with work surface over and sink unit incorporated. There is space and plumbing for appliances. A utility room has a range of matching units work work surface over and sink unit incorporated. There is space and plumbing for appliances. A door leads to an additional store room with access to the front and rear of the property. A third reception room completes the ground floor with window to front aspect and is currently utilised as a dining room.

The first-floor galleried landing is filled with natural light from a window to front aspect, there is access to the loft hatch and doors to the adjoining rooms. Bedroom one is a large double room with window to rear aspect. Bedroom two is a double room with built in storage and vanity unit incorporating wash hand basin. Bedroom three is a double room with window to front aspect and built in wardrobes. A fourth double bedroom has a window to rear aspect. The family bathroom comprises panelled bath, W.C and dual wash hand basins. A separate room comprises shower enclosure.



### Outside

To the front of the property is a driveway providing ample off-road parking and access to the detached double garage, benefitting from light and power. There is gated side access to the large rear garden which is predominantly laid to lawn with patio area.

### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Detached

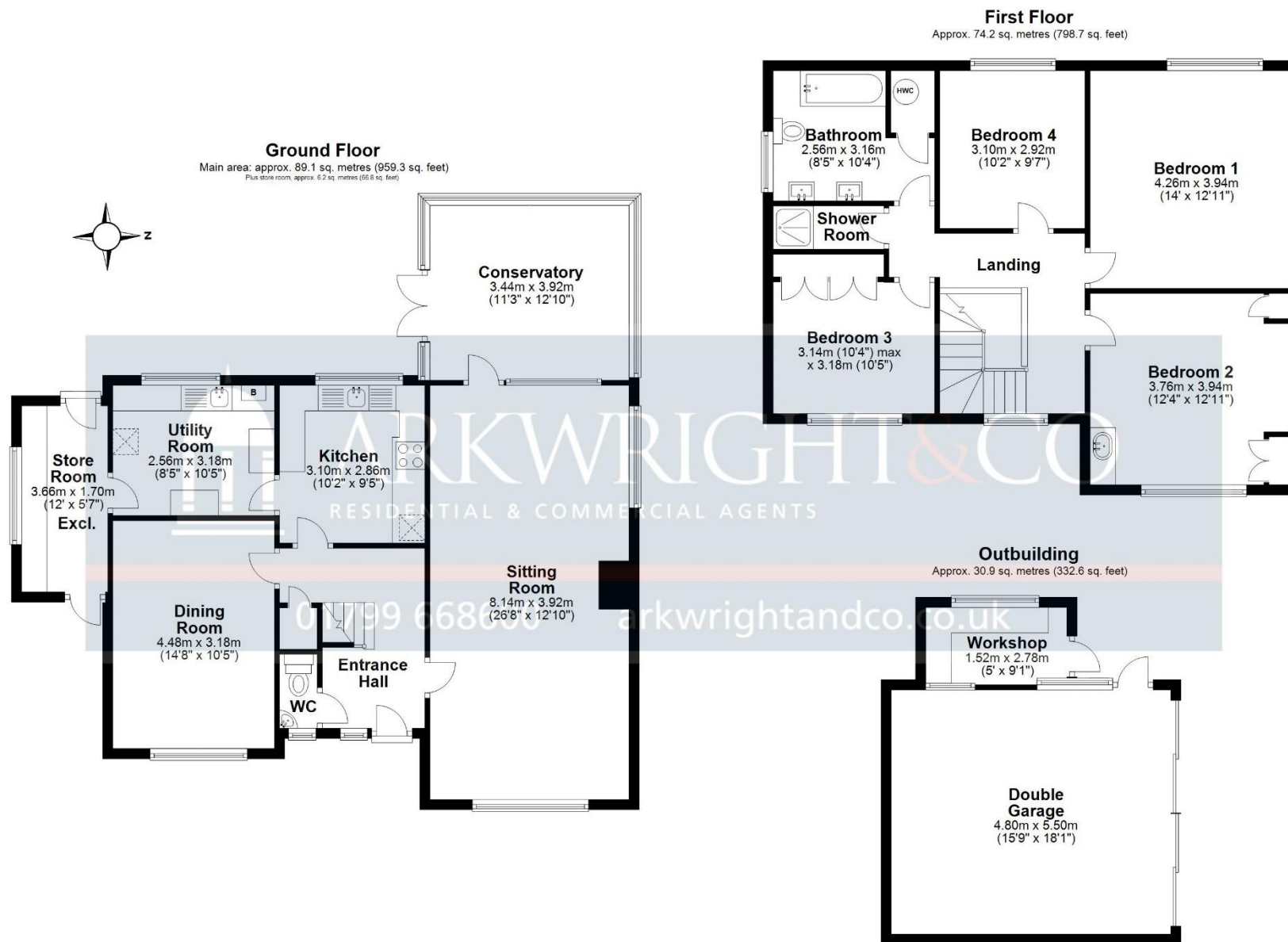
**Property Construction** – Brick built with tiled roof

**Local Authority** - Uttlesford District Council

**Agents Note** – All furniture will remain in the property and will be the responsibility of the new owner.







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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS





01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR  
[info@arkwrightandco.co.uk](mailto:info@arkwrightandco.co.uk)  
[www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS