



The Old Vicarage, High Street
CB11 3PG



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The Old Vicarage

High Street | Newport | CB11 3PG

Guide Price £1,500,000

- A highly distinctive and substantial four bedroom, two bathroom detached period home
- Grade II* listed with original parts of the property dating back to the 14th Century
- Extensively renovated to the highest standard throughout
- Stunning kitchen/breakfast room
- Four reception rooms
- Four double bedrooms with ensuite to principal room
- Detached garage with studio above and secure, gated off road parking
- Highly popular village just a short walk from amenities and mainline train station
- Offered with no upward chain

The Property

A handsome Grade II* listed four bedroom, two bathroom detached character home which has been sympathetically and comprehensively renovated in recent years to an exceptional standard whilst retaining a wealth of original period features. There is a secure gated driveway, detached garage with studio above, established gardens and offered with no upward chain.

The Setting

Newport is a charming and historic village in the Uttlesford district, known for its picturesque streets, medieval architecture, and strong sense of community. Located around 41 miles north of London and just 3 miles south of the market town of Saffron Walden, it offers excellent transport links, with a railway station providing regular services to London Liverpool Street and Cambridge, and easy access to the M11 and Stansted Airport. The village features a range of amenities including a convenience store, post office, pharmacy, bakery, and local eateries, along with two traditional pubs. Education is well catered for with the well-regarded Newport Primary School and Joyce Frankland Academy, both rated 'Good' by Ofsted. Residents enjoy a vibrant community life, with events at the village hall, scenic walks and popular gatherings like the annual Bonfire Night. Saffron Walden provides easy access to a wider range of services. Overall, Newport blends rural tranquility with commuter convenience, making it a highly desirable location in north Essex.

The Accommodation

In detail the property comprises a part-glazed main entrance door opens into a central hallway, where a staircase ascends gracefully to the first floor. To the left is a dual aspect reception room which boasts exposed ceiling timbers, a charming feature fireplace with an open fire and French doors opening into the garden room. The garden room, a later





yet sympathetic addition, features natural stone flooring with underfloor heating, a bespoke handmade media unit, a vaulted ceiling, and French doors that open seamlessly onto the rear patio and garden.

From the hallway, there is also access to the cellar, a convenient cloakroom, and the kitchen. To the right, the snug provides a cosy retreat with stripped wood flooring, exposed ceiling timbers, front-facing views, and a redbrick fireplace with an inset wood burner. Double doors lead from the snug into the formal dining room.

The kitchen/breakfast room is a superb space, featuring high ceilings and the continuation of the stripped wood flooring. It has been fitted with bespoke wall and base units, a central island with granite work surfaces, an Aga, and integrated appliances. A small adjoining hallway provides access to a separate utility room and boot room, which benefits from direct access to the driveway.

A gracefully turned staircase leads to a bright first-floor landing, which includes a cosy seating area and doors to the stunning principal bedroom. This dual-aspect room features a vaulted ceiling, exposed timbers on both walls and



ceiling, and continues the stripped wood flooring, creating a warm and inviting space. Steps rise to a Jack and Jill cloakroom, which also provides access back to the landing.

From the landing, a door opens into bedroom two—another beautifully appointed room with high ceilings and charming garden views. Steps descend from here to a Jack and Jill bathroom with a separate shower, which connects to Bedroom three, complete with a side-facing window, dressing area, and built-in wardrobes.

Bedroom four is positioned at the front of the house, offering a generously proportioned double room filled with character. A spacious family bathroom, including separate shower facilities, completes the accommodation on this floor.

Outside

To the side of the property, a set of electrically operated gates opens onto a smartly paved driveway, providing access to the rear garden, a detached garage, and further parking.

Adjoining the garage is a private entrance leading to a staircase that rises to a versatile studio or home office—ideal for those seeking separate work or creative space.

The rear garden is a particularly attractive feature: beautifully private and predominantly laid to lawn, it is framed by a variety of mature trees, well-stocked flower beds, and established shrubs. A stream meanders along the bottom of the garden, adding to the sense of tranquillity. Immediately to the rear of the house, a generous paved terrace provides the perfect setting for outdoor dining and entertaining.

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 – Timber-framed and plastered house

Local Authority – Uttlesford District Council

Council Tax – G

EPC – N/A







Approximate Gross Internal Area = 2972 sq ft / 276.1 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 60 sq ft / 5.6 sq m
 Outbuilding = 540 sq ft / 50.1 sq m
 Total = 3572 sq ft / 331.8 sq m



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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