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1 New Cottages, Shortgrove Estate, Newport, Saffron Walden, CB11 3TX

One of a pair of stunning, extended and refurbished cottages set in the beautiful Shortgrove Estate, nestled between Saffron Walden and Newport. The cottage has grounds of approximately 0.3 of an acre and has been finished to an extremely high standard, retaining a number of original features, together with stunning views.

Guide Price **£975,000**

- High specification
- Two reception rooms
- Contemporary, open plan kitchen/dining room
- Four bedrooms
- Two en suites and family bathroom
- Generous plot
- Historic country estate

The Shortgrove Estate is located about 1 mile from the highly regarded village of Newport, with its range of local amenities and mainline station, and about a mile away from the mainline station at Audley End. For the commuter, the property is conveniently placed for access to the M11 motorway, with nearby Stansted Airport being located just off Junction 8 and the University City of Cambridge to the north. The nearby market town of Saffron Walden provides an excellent range of shopping and schooling, with various sporting and recreational facilities including an 18-hole golf course.

The Shortgrove Estate was one of the great Essex Estates along with its neighbour, the Audley End Estate. A substantial mansion (which was subsequently sold) was built in the 16th century and continuously improved by subsequent owners. In 1794, Capability Brown was commissioned to undertake work to the gardens and surrounding parkland. The Estate is approached via an imposing pair of wrought iron gates which provide access to an Adam

style hump back bridge and a long, private, tree-lined driveway which meanders through the parkland, leading to Shortgrove Hall. There is additional access to the Estate off Newport Road towards Saffron Walden.

SPECIFICATION

- New central heating system and lighting
- Fully networked with server rack provided
- Provision for superfast broadband
- Provision for Freeview / Sky / On Demand TV
- Built-in speakers to Kitchen/Dining Room
- Neff appliances
- Marble worktops
- Wet underfloor heating to Kitchen/Dining Room and Utility Room
- Electric underfloor heating to Bathrooms and Cloakroom
- Hansgrohe and Crosswater sanitaryware
- Duravit concealed cistern wall-hung toilets
- Nest home security system
- Provision for electric car charging point

Accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

Glazed entrance door, engineered oak flooring and staircase rising to the first floor with understairs storage cupboard.

STUDY

11' 5" x 10' 7" (3.48m x 3.23m) max.
Window to the front aspect, engineered oak flooring and decorative fireplace.

SITTING ROOM

19' 10" x 10' (6.05m x 3.05m)
Window to the front aspect, exposed timbers, engineered oak flooring and fireplace with exposed brickwork and stone hearth. Solid oak doors leading to:

KITCHEN/DINING ROOM

35' 10" x 15' 2" (10.92m x 4.62m) average.
An impressive and contemporary open plan space. The kitchen comprises a range of base and eye level units including a matching central island with breakfast bar and marble worktop. Integrated oven, microwave plate warmer and dishwasher, induction hob, ceramic sink and American style fridge freezer.



Tiled flooring and windows to the rear and side aspects. In addition are bi-folding doors providing access to the terrace and garden with views beyond. Door to:

UTILITY ROOM

8' 9" x 7' (2.67m x 2.13m)

Comprising base and eye level units with stone worktops, butler sink, tiled flooring, window to the front aspect and glazed door providing access to the outside space.

STUDY AREA

13' 2" x 8' 7" (4.01m x 2.62m) max.

Open plan to the kitchen and hallway, a multi-purpose area, dependent on needs, with engineered oak flooring and housing the media hub. Door to:

CLOAKROOM

Comprising WC with hidden cistern, vanity wash basin and tiled flooring.



FIRST FLOOR**LANDING**

Window to the rear aspect with views, access to the loft with pull-down ladder (housing the gas fired boiler) and solid oak doors to adjoining rooms.

BEDROOM 1

15' 2" x 11' 5" (4.62m x 3.48m)

A pair of glazed doors opening to a Juliet balcony providing stunning views over the garden and Shortgrove Estate. Door to:

**EN SUITE**

Comprising walk-in shower, WC with hidden cistern, twin basins mounted on a marble top with cupboards below, heated towel rail, tiled flooring and low level lighting. Window to the side aspect and skylight.

BEDROOM 2

12' 6" x 10' 10" (3.81m x 3.3m)

Window to the front aspect with views over the garden and Shortgrove Estate. Built-in wardrobe with solid oak doors. Door to:



EN SUITE

Comprising walk-in shower, vanity wash basin, tiled walls and flooring and low level lighting. Window to the front aspect.

BEDROOM 3

14' 1" x 11' (4.29m x 3.35m)

A pair of windows to the front aspect overlooking the garden and Shortgrove Estate. Fireplace (not in use), built-in linen cupboard and wardrobe with solid oak doors.

BEDROOM 4

10' x 8' 5" (3.05m x 2.57m)

Window to the rear aspect with views over the garden and Shortgrove Estate.

BATHROOM

Comprising free-standing bath, separate shower enclosure, wall-hung vanity wash basin, WC with hidden cistern tiled walls and flooring and low level lighting. Window to the side aspect.





OUTSIDE

The cottage is set in the stunning Shortgrove Estate within approximately 0.3 of an acre. The cottages are approached via a gravelled driveway with a garden to the front with post and rail fencing and parking area to the side aspect. To the rear of the cottage is a natural stone paved terrace with garden beyond, enjoying views over the surroundings.

VIEWINGS

Strictly by appointment with the Agents.



1 New Cottages, Shortgrove, Nr Saffron Walden

Total Approximate Internal Area: 187.8 m² ... 2021 ft²



Not to scale, for guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings.

EPC TO FOLLOW

Council Tax Band: C

Special Notes

1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us or seek professional verification.
7. These Sales Particulars do not constitute a contract or part of a contract.