



EH

EXQUISITE
HOME

A MAGNIFICENT RESTORATION

The main house sits in a row of stunning period properties displaying the charm and elegance of Britain's architectural past, with quaint medieval and Tudor facades sitting comfortably amongst grand Georgian and Victorian properties. The house sits on the High Street, and though the property is within an easy stroll to the local gastro pub and a few small shops, as well as a local doctor's surgery and pharmacy, the house is also merely steps away from wide open fields and riverside walks along the river Cam. 'You can also walk to the station,' said the current owner. Indeed, the train station is less than a ten-minute walk from the property, and is well-served by direct services to Cambridge and London's Liverpool Street, as well as Stansted Airport.

Finally, the village sits around half way between the city of Cambridge and the large town of Bishops Stortford, both of which have an excellent range of amenities and independent and national chain shops and eateries, as does the beautiful medieval market town of Saffron Walden, which is less than a ten minute drive from the property and is home to one of the area's most sought-after secondary schools. Newport itself is also well-served for schooling options, with both the catchment primary and secondary schools located in the village and both receiving a "Good" rating from Ofsted.





A magnificent Tudor dream! This four bedroom, three bathroom Grade II listed property was first constructed in the late 16th or early 17th century and has been carefully and lovingly restored and extended to create both a comfortable and functional modern home that's only a few minutes from the splendour of the medieval market town of Saffron Walden and the gorgeous countryside at the Audley End estate. The main entry to the property is through a side door that opens into a hallway, from which you can access both the boot room and a ground-floor shower room. The final door opens through into a cosy snug, which is where the current owners spend most of their time. 'The snug is the area that we really live in: being next to the kitchen, it just works right, and when you're in there you can just relax and feel like you're away from everything.' This room could equally function as a spectacular formal dining space, with the original beams creating a wonderful atmosphere for dining with family and friends, especially at the holidays. This room is accessed both by the side entrance hall and via French doors that open into the main reception room, creating a perfect way to transition from your main meal to drinks in the main lounge afterwards. Regardless of how you utilise this space, the connection between this, the main reception room and the kitchen creates a wonderful flow through the ground floor living areas, which can sometimes be an elusive feature in this style and age of property.

The kitchen is surprisingly large for this style of property, and has been fitted out with modern shaker-style units and wooden effect countertops, giving the authentic feel of a traditional country-kitchen but with all the conveniences of a modern space. The kitchen includes an island which houses an induction cooktop, across from which is a bank of full-height units where you'll find a microwave and double oven, as well as a space for a full-sized American-style fridge/freezer and a large pantry cupboard. Dual aspect windows flood the space with natural light, and this includes fully glazed French doors in the breakfast area which open out to the rear courtyard. The most formal space on the ground floor, however, is that main reception room, which is resplendent with the original beams on show and a beautiful brick fireplace with a convenient gas fire in-situ, making this the ultimate spot to share with family and friends, especially on cosy winter nights. Most impressive in this room, however, are the triple aspect windows which face east, west and south, allowing warm natural light to flood into this space throughout the day.



Filled With Light



“...the main reception room is resplendent with the original beams on show and a beautiful brick fireplace....”



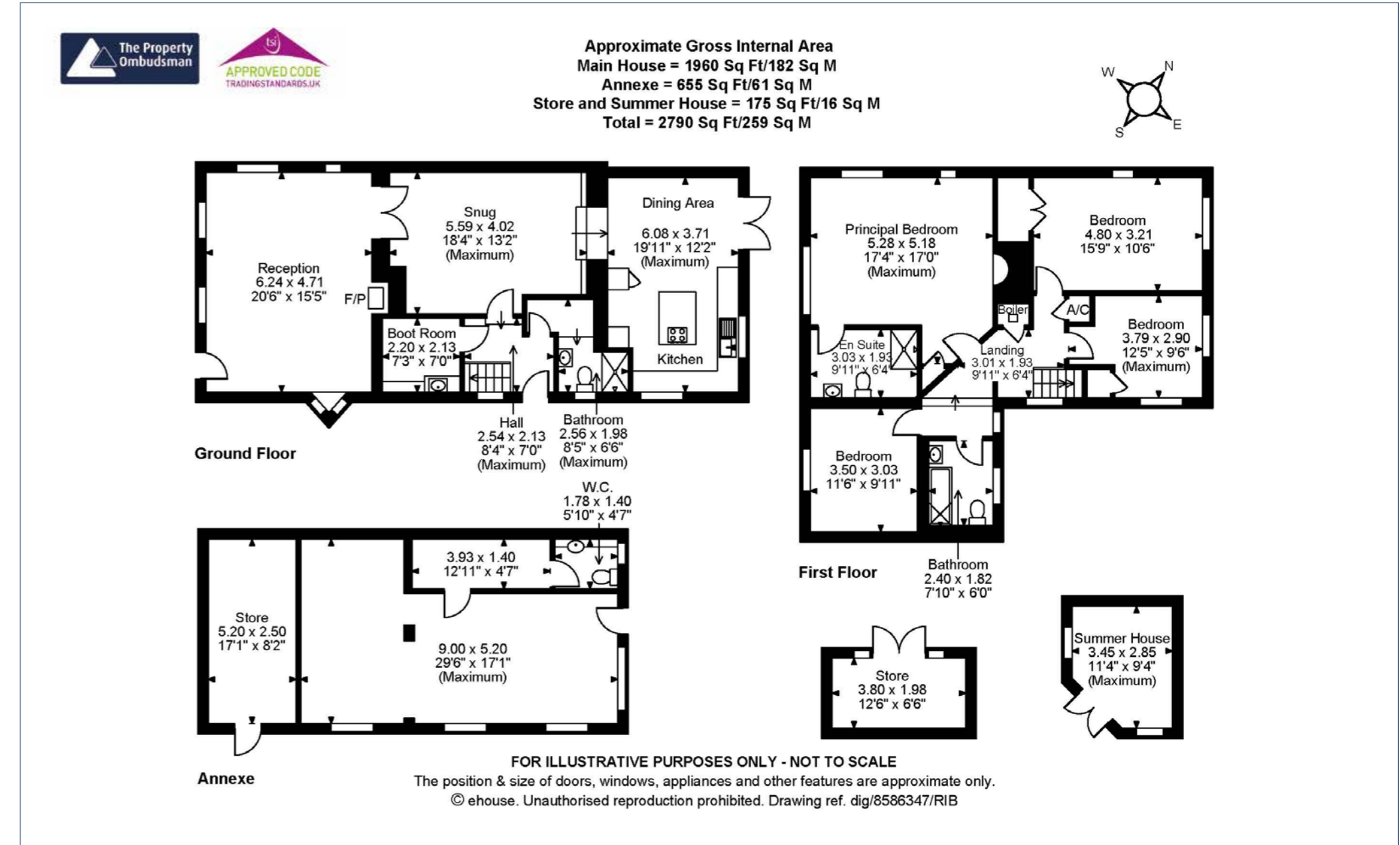
Charm And Elegance

Four bedrooms are found on the first floor, three of which are guest rooms and share the use of a good-sized family bathroom. Each of the bedrooms is both bright and quaint, really evoking that charming country cottage feel. The final bedroom is the principal suite, which is large and bright and enjoys the use of a private en-suite shower room with a walk-in shower and elegant fixtures and fittings.

LOCATION

The unique façade of the property includes an overhang where a private drive leads under the first floor of the property to the rear courtyard and garden. Interestingly, though it's easy to imagine any number of horse and carriage once traversing under this space, the current owners suggested that this is actually a 20th century extension to the house which has been made to look as though it belonged to the original building, and demonstrates the love and care that previous owners have given to this property. The pebbled drive opens through into a large courtyard to the rear with parking for multiple cars. Immediately to the rear of the main house are two terrace areas, one directly outside the kitchen/diner and ideal for al-fresco dining; the second terrace however is slightly raised and would make a perfect garden seating area or even, possibly, a hot tub stand.

To the rear of this raised terrace is another section of drive that leads to the large annexe, which is currently used to run a successful business. The annexe includes a large office or studio space, a storage cupboard and WC, and a store which is currently accessed externally but could possibly be integrated into the main annex space. While perfect for working at home, the annexe could also be utilised as an ideal home gym or studio, or as a leisure space, such as a games room or home cinema. The current owners also suggested that there is scope and possibility to develop the annexe further into a self-contained living space but this would be subject to planning requirements and any interested party is advised to make their own enquiries as to the possibility of this kind of development. Finally, the L-shaped plot leads around to a small grassy area which is mostly laid to lawn, and here you'll find a summer house which also has the benefit of an electricity connection and could present even more opportunity for working at home or as a hobbies room, etc.



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