



The Chestnuts, Bishops Way  
CB11 3PA



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# The Chestnuts

Bishops Way | Newport | CB11 3PA

Guide Price £1,250,000

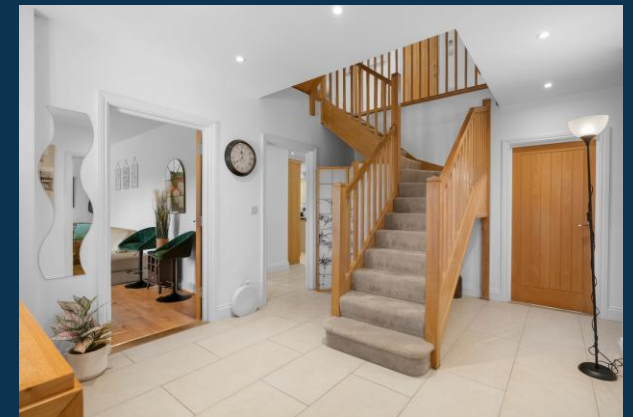
- A wonderful six-bedroom, four bathroom detached home with accommodation over three floors, extending to 2,905 sqft
- Three reception rooms
- Superb open plan kitchen/dining room with vaulted ceiling
- Generous sitting room with bi folding doors
- Bedrooms one and two benefit from ensuites
- Versatile accommodation on the third floor
- Mature, private rear garden
- Ample off-road parking and detached garage
- Popular village location with a range of amenities and mainline train station

## The Property

A handsome and substantial six-bedroom, four bathroom detached family home built in 2015, ideally located on a quiet no through road. The property is set in a well-established plot within walking distance of the village amenities and the mainline train station whilst also benefiting from a detached garage, ample off-road parking and attractive rear garden.

## 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 light and airy entrance hall with a central staircase, built in storage cupboard, cloakroom with W.C and wash hand basin and doors to the adjoining rooms. To the left is a good size reception room with bay window to front aspect and to the right is a third reception room, currently utilised as a study with window to front aspect. To the rear, the heart of the home is an expansive kitchen/dining room, fitted a range of matching eye and base level units with granite worksurface over and a range of integrated appliances. A large central island provides additional preparation space. The room opens into an impressive, vaulted dining area with French doors leading outside—ideal for entertaining. A separate utility room is fitted with a range of appliances and cabinetry with a personal door providing side access to the home. The ground floor is completed by a wonderful sitting room of fine proportions with brick fireplace, feature log burner and French doors opening onto the garden.



The first-floor landing has stairs rising to the second floor, a built-in cupboard housing hot water cylinder and doors to four double bedrooms. The principal bedroom features a large four piece en-suite and adjoining dressing room. Bedroom two has a window to rear aspect, built in wardrobe and ensuite shower room. The two remaining bedrooms both benefit from built in wardrobes and are served by a four-piece family bathroom.

The second floor offers two further bedrooms—both of excellent size—with the added flexibility to serve as guest accommodation, hobby spaces or additional studies. A further bathroom and store room add to the practicality of this level.



### Outside

To the front of the property is a generous gravel driveway with a detached garage with light and power connected. The established rear garden is predominantly laid to lawn and offers a wonderful, enclosed space with a paved terrace providing an ideal setting for al fresco dining. Mature trees and shrubs border the garden, creating a sense of privacy and seclusion, enhancing the feeling of spaciousness and tranquility.

### 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

Council Tax – G

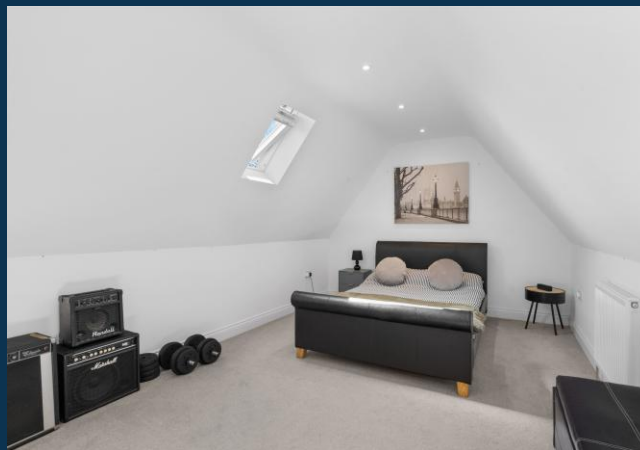
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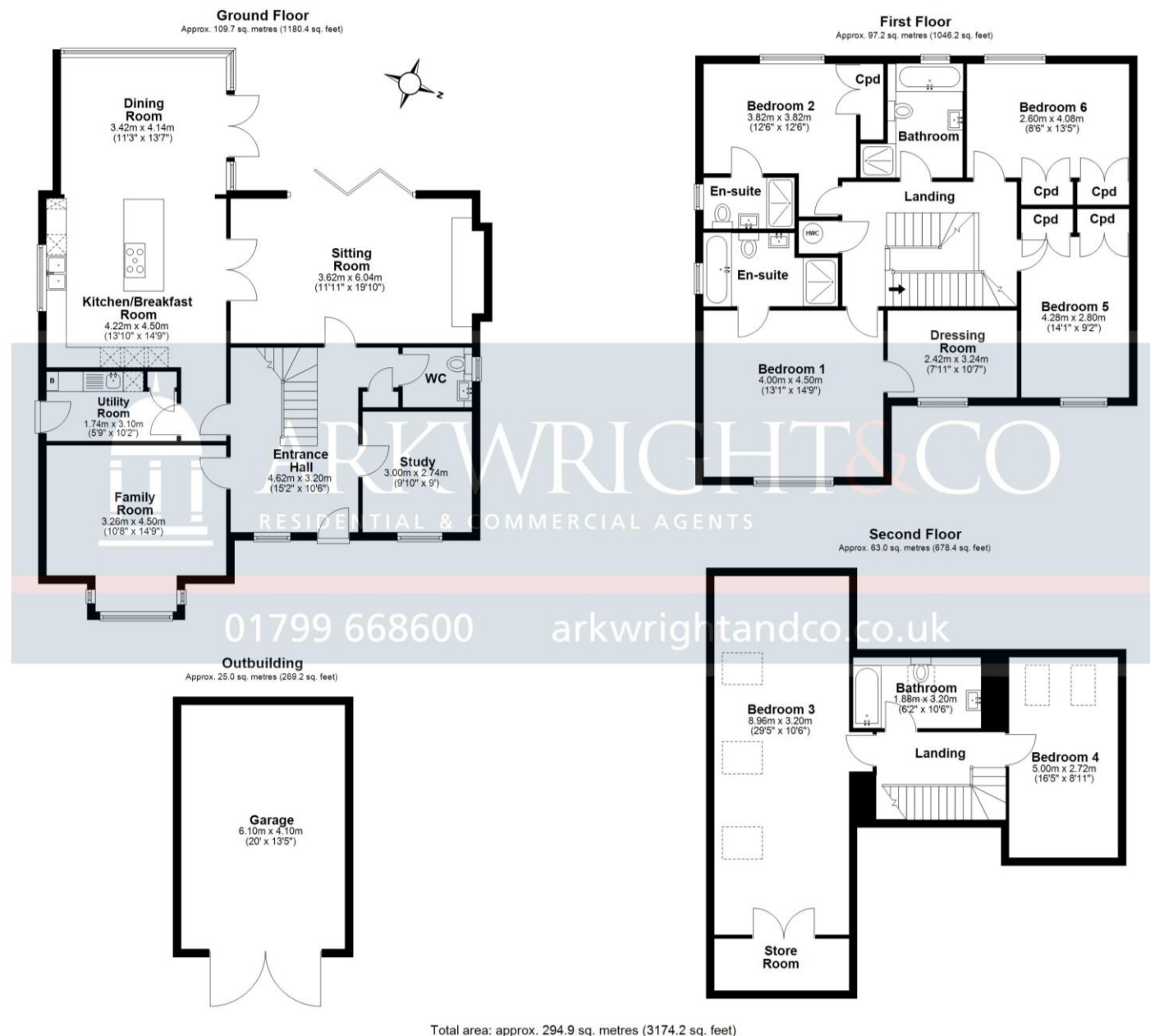












Total area: approx. 294.9 sq. metres (3174.2 sq. feet)

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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[info@arkwrightandco.co.uk](mailto:info@arkwrightandco.co.uk)  
[www.arkwrightandco.co.uk](http://www.arkwrightandco.co.uk)



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