



Meadowford, Newport, Saffron Walden OIEO £800,000 **Freehold**

**KH** Kevin  
Henry



# Key Features

4 3 E F

- Detached four double bedroom house - with potential to extend STPP
- No upward chain
- Exceptional living space with three reception rooms
- Family bathroom, separate shower room and en-suite to main bedroom
- Beautiful, large fully enclosed rear garden

This impressive and spacious detached family home offers the perfect combination of comfort and practicality, with four generously sized double bedrooms and ample living space to suit modern family needs.

The bright and welcoming hallway creates an immediate sense of light and openness. The ground floor features three large reception rooms, including a vast living room with double doors leading to a beautifully enclosed garden, a formal dining room perfect for entertaining, and a versatile conservatory ideal for relaxation or additional living space. A well-appointed kitchen, complemented by a separate utility room with further storage space leading off it, enhances the homes functionality

Upstairs, the property boasts four double bedrooms, including a main bedroom with an en-suite shower room, a family bathroom, and an additional shower room, ensuring convenience for all. The landing





provides access to the large partially boarded loft. Set on a generous plot, the home features a large private rear garden with a mix of lawn and patio areas, perfect for outdoor living and entertaining. Gated side access leads to the front of the property, where a double garage and ample driveway parking provide further practicality. Combining size, style, and functionality, this exceptional property is ideal for growing families or anyone seeking a spacious and inviting retreat and has the added benefit of potential to extend STPP. The property is within easy walking distance of all that Newport has to offer. Newport is a thriving village with its own village store, inns, restaurants, primary school, Joyce Frankland Academy, medical centre, recreation ground and its own railway station with trains to Liverpool Street and Cambridge. The M11 access point at Stump Cross is 5 miles distance, with a further access point at Bishop's Stortford and the fine old market town of Saffron Walden is just two miles to the north-east.

Entrance Hall  
Downstairs Cloakroom

Sitting Room  
28'7 x 12'11  
8.11m x 3.94m

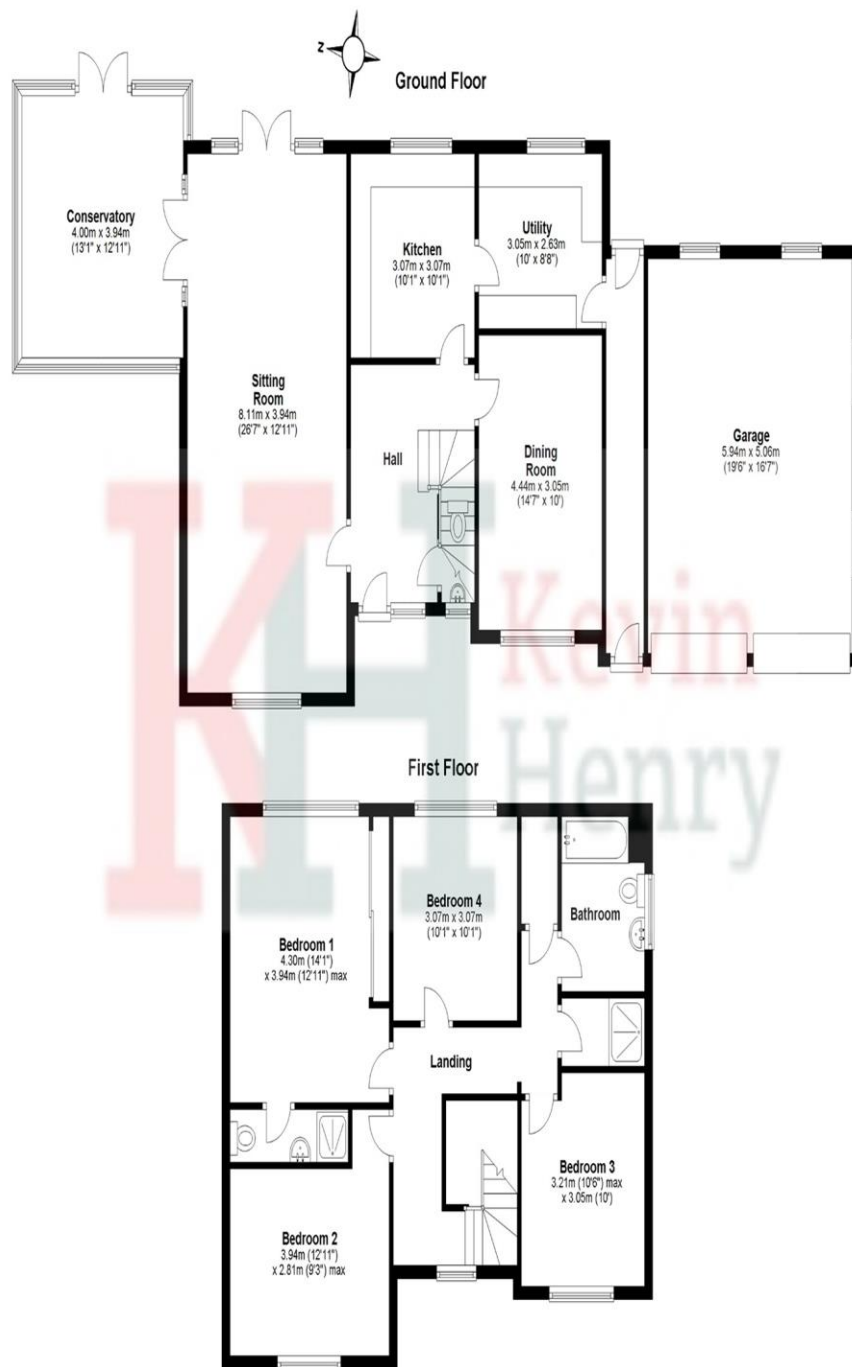
Dining Room  
14'7 x 10'0  
4.44m x 3.05m

Conservatory  
13'1 x 12'11  
4.0m x 3.94m

Kitchen  
10'1 x 10'1  
3.07m x 3.07m

Utility Room  
10'0 x 8'8  
3.05m 2.63m





Approx gross internal floor area 167 sqm (1800 sqft) excluding Garage

**Landing**  
Access to partly boarded loft via pull-down ladder.  
Large airing-cupboard.

**Bedroom One**  
Built-in wardrobes.  
14'1 x 12'11 max  
4.30m x 3.94m

**En-Suite Shower Room**

**Bedroom Two**  
12'11 x 9'3 max  
3.94m x 2.81m

**Bedroom Three**  
10'6 x 10'0  
3.21m x 3.05m

**Bedroom Four**  
10'1 x 10'1  
3.07m x 3.07m

**Bathroom**

**Shower Room**

**Outside:**

**Garden**  
Private, fully enclosed rear garden predominantly laid to lawn plus patio area. Access on both sides of the property to the front.

**Garage**  
Double garage with power and lighting plus ample driveway parking.

To view this property call Kevin Henry on:  
01799 513632



# Selling your property?

Contact us to arrange a FREE home valuation.

 01799 513632

 1 Market Street, SAFFRON WALDEN, Essex, CB10 1JB

 sales@kevinhenry.co.uk

 [www.Kevinhenry.co.uk](http://www.Kevinhenry.co.uk)



 SCAN ME



Kevin Henry is a trading name of Sharman Quinney Holdings Limited which is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SAF102086 - 0006

