



The Manse, 57 Wicken Road
CB11 3QH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Manse

57 Wicken Road | Newport | CB11 1QH

Guide Price £915,000

- Individual five-bedroom detached family home occupying a generous plot
- Peacefully positioned along the desirable Wicken Road on the edge of Newport village
- Spacious and well-balanced accommodation ideally suited to modern family living
- Private gardens and driveway parking providing excellent outdoor space
- Approximately 0.3 miles from Newport mainline station with direct services to London and Cambridge
- Convenient for Saffron Walden, the M11 and Stansted Airport, offering excellent connectivity

The Property

Occupying a generous plot in a peaceful position on the edge of the highly regarded village of Newport, this individual five-bedroom detached family home offers well-balanced accommodation together with excellent access to village amenities and mainline rail connections. The property enjoys a particularly convenient yet tranquil setting, making it ideally suited to modern family living.

The Setting

Located in the highly sought-after village of Newport, Wicken Road offers an idyllic blend of rural charm and modern convenience. This popular residential street is characterized by a mix of characterful period cottages and substantial modern family homes, many of which enjoy elevated views over the surrounding Essex countryside. Residents benefit from a wealth of local amenities just a short walk away on the High Street, including a primary school, the highly-regarded Joyce Frankland Academy, a local pharmacy, a post office, and a mini-supermarket. The village also boasts a vibrant community atmosphere centered around its historic church and several traditional public houses and restaurants.

For the commuter, Wicken Road is exceptionally well-placed, situated approximately 0.3 miles from Newport mainline station, which provides direct rail services to London Liverpool Street (approx. 60 minutes) and Cambridge (approx. 25 minutes). The historic market town of Saffron Walden is just 3 miles to the north-east, offering more extensive shopping and recreational facilities. Excellent road links are also available via the M11 (Junction 8 at Bishop's Stortford or Junction 9 at Stump Cross), placing Stansted Airport within a convenient 9-mile drive.





The Accommodation

The accommodation is thoughtfully arranged over two floors and provides an excellent balance of formal reception space and comfortable everyday living, with well-proportioned rooms and a natural flow that lends itself perfectly to modern family life. A welcoming entrance hall provides an immediate sense of arrival and leads through to the principal reception rooms, each enjoying pleasant outlooks over the surrounding gardens and an abundance of natural light. The main sitting room offers a particularly inviting setting for relaxation and entertaining alike, with generous proportions creating a warm and sociable atmosphere throughout the year.

The kitchen forms the true heart of the home — a highly practical and versatile space designed for everyday living. With ample work surfaces, excellent storage and room for informal dining, it provides the ideal environment for family life, whether hosting friends, enjoying relaxed weekend breakfasts or simply gathering at the end of the day.

The ground floor accommodation is complemented by further reception space, offering excellent flexibility for modern requirements, whether utilised as a formal dining room, study or family room.



Upstairs, the first floor provides five well-proportioned bedrooms arranged around a central landing. The principal bedroom enjoys a peaceful outlook and generous proportions, while the remaining bedrooms provide excellent accommodation for family members or guests.

These are served by well-appointed bathroom facilities, completing a layout that is both practical and comfortable in equal measure.

Altogether, the house offers a wonderfully balanced arrangement of accommodation that feels both spacious and welcoming, ideally suited to family living within this highly desirable village setting.

Outside

The property occupies a good-sized plot with private gardens that offer an attractive outdoor setting and ample space for both recreation and entertaining. The grounds provide a pleasant outlook and a sense of privacy, complementing the peaceful position of the home.

Driveway parking provides practical day-to-day convenience, while the surrounding gardens offer scope for further landscaping or outdoor living.

Services

Mains electric, water and drainage are connected. Electric heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

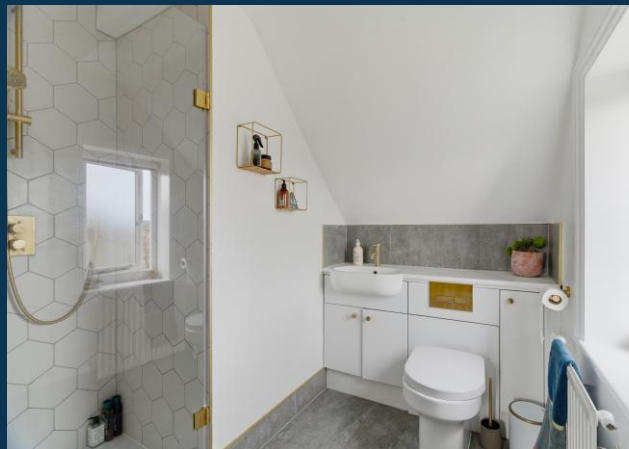
Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax – G

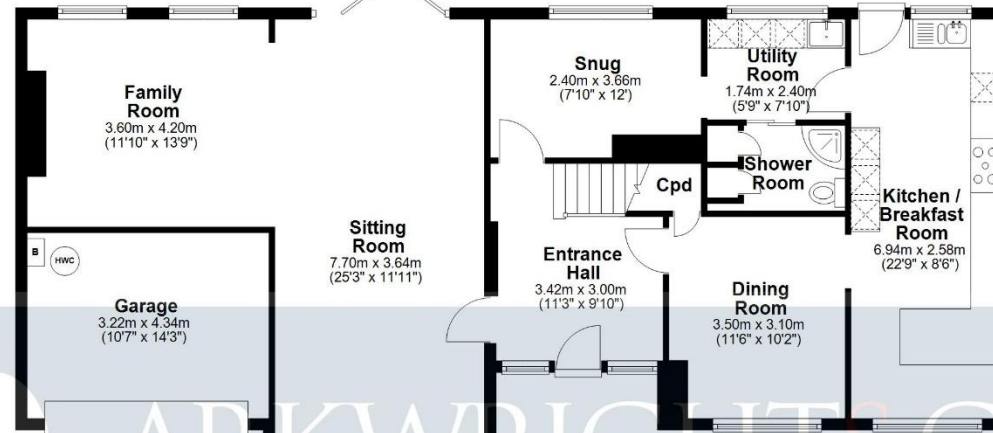






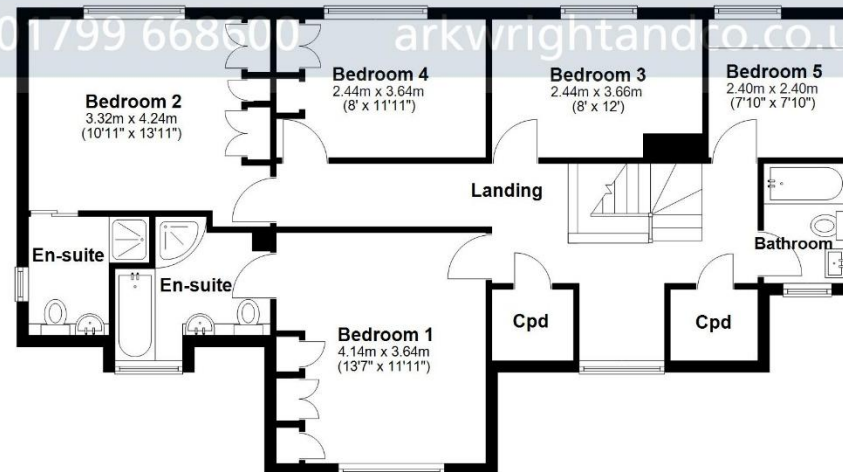
Ground Floor

Main area: approx. 103.3 sq. metres (1111.7 sq. feet)
Plus garages: approx. 16.0 sq. metres (150.4 sq. feet)



First Floor

Approx. 88.0 sq. metres (946.8 sq. feet)



Main area: Approx. 191.2 sq. metres (2058.5 sq. feet)

Plus garages: approx. 14.0 sq. metres (150.4 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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