



1 King Edward Mews, Newport  
CB11 3NX



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 1 King Edward Mews

Newport | Essex | CB11 3NX

Guide Price £1,395,000

- Exceptional detached family residence extending to approximately 3,627 sq ft
- Exclusive gated development within the highly regarded village of Newport
- Stunning open-plan kitchen, family and orangery space finished to a high specification
- Elegant reception rooms including formal dining room, study and sitting room with bi-fold doors
- Five substantial double bedrooms and four bath/shower rooms
- Luxurious principal suite with dressing room, balcony and en suite bathroom
- Landscaped grounds approaching 0.42 acres with extensive entertaining terrace
- Detached studio/office, double garage and gated driveway parking

## The Property

An exceptional five-bedroom detached residence of impressive scale and presence, occupying a prime position within an exclusive gated development on the edge of the highly regarded village of Newport. Extending to approximately 3,627 sq ft, this beautifully appointed family home combines elegant contemporary styling with expansive, light-filled accommodation, all set within landscaped grounds approaching half an acre.

## The Setting

Tucked away in a private, modern enclave in the heart of the highly desirable village of Newport, King Edward Mews offers an exceptional combination of contemporary living and village convenience. This exclusive development is perfectly positioned within walking distance of Newport's diverse range of amenities, including a local pharmacy, a post office, a general store, and the popular The Coach & Horses public house, alongside the prestigious Joyce Frankland Academy. The location is a commuter's dream, situated just a short walk (approximately 0.3 miles) from Newport Mainline Station, which provides direct and frequent services to both London Liverpool Street and Cambridge. For more extensive retail and cultural pursuits, the historic market town of Saffron Walden is a mere 3.5 miles to the north, while the M11 motorway (Junction 8) is easily accessible within 9 miles, providing a swift connection to Stansted Airport (approx. 15 minutes) and the wider motorway network. Combining the peace of a secluded mews with immediate access to the bustling life of a well-served village, King Edward Mews represents an outstanding opportunity for those seeking a high-quality home with unparalleled transport links to Cambridge (16 miles) and beyond.





### The Accommodation

Approached through electric gates onto a substantial block-paved driveway, the property immediately conveys a strong sense of quality and privacy. The handsome façade, finished in a timeless blend of red brick and rendered elevations beneath a slate roof, is complemented by a detached double garage and separate studio building, creating a home equally suited to modern family life, entertaining and home working.

Internally, the accommodation has been thoughtfully designed to provide both impressive open-plan living and more intimate formal spaces. A grand entrance hall with a striking oak staircase forms the centrepiece of the home, setting the tone for the refined interiors throughout. To one side, the principal sitting room offers an elegant yet comfortable environment with a feature fireplace and bi-folding doors opening directly onto the rear terrace, while the separate dining room provides a more formal entertaining space. Undoubtedly the heart of the home is the remarkable kitchen, family and orangery space. Beautifully proportioned and flooded with natural light, this substantial open-plan area has been fitted to an exceptional standard with sleek contemporary cabinetry, extensive stone work surfaces and a full range of integrated appliances centred around a large statement island. The adjoining orangery creates a superb year-round entertaining space with glazed roof lantern and doors opening onto the gardens beyond, seamlessly blending



indoor and outdoor living. Further ground floor accommodation includes a study overlooking the front aspect, ideal for home working, together with a utility room and cloakroom.

The first floor is equally impressive, arranged around a generous central landing and offering five substantial double bedrooms. The principal suite is particularly luxurious, enjoying its own dressing room which could also be remodelled to a fifth bedroom, private balcony overlooking the gardens and a beautifully appointed en suite bathroom complete with freestanding bath and separate shower enclosure.

Four further bedrooms provide excellent family accommodation, three of which benefit from their own en suite facilities, in addition to a stylish family bathroom.

## Outside

The property enjoys beautifully landscaped grounds approaching 0.42 acres, designed to complement both the scale of the house and modern family living. Positioned behind electric gates, the home is approached via an expansive block-paved driveway which provides extensive parking for numerous vehicles whilst enhancing the strong sense of privacy and exclusivity upon arrival. The frontage has been thoughtfully arranged with manicured lawns and mature planting, creating an impressive first impression.

To the side of the house sits a detached double garage with electric doors, power and lighting connected, alongside a separate detached studio building which offers excellent versatility for use as a home office, gym or creative workspace.

The rear gardens have been carefully landscaped to provide a striking balance between open lawn and entertaining areas. A broad Indian sandstone terrace extends across the rear elevation, offering a superb setting for outdoor dining, summer gatherings and evening entertaining. The terrace flows seamlessly from the principal reception areas and orangery, reinforcing the strong indoor-outdoor connection throughout the home. Beyond the terrace, expansive level lawns stretch away from the house, framed by mature hedging and established trees which provide both privacy and a picturesque green backdrop.

## 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

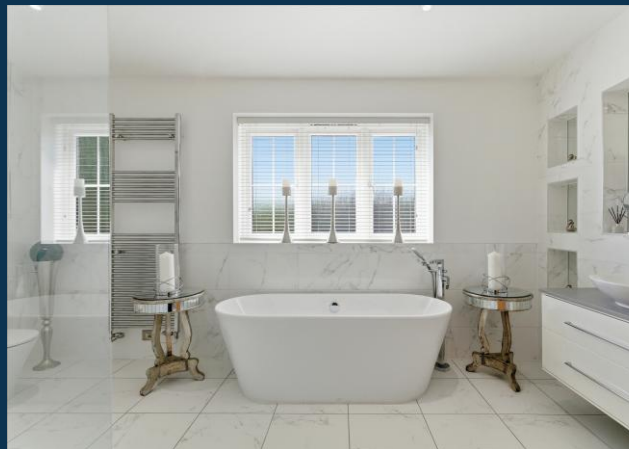
Local Authority – Uttlesford District Council

Council Tax– G

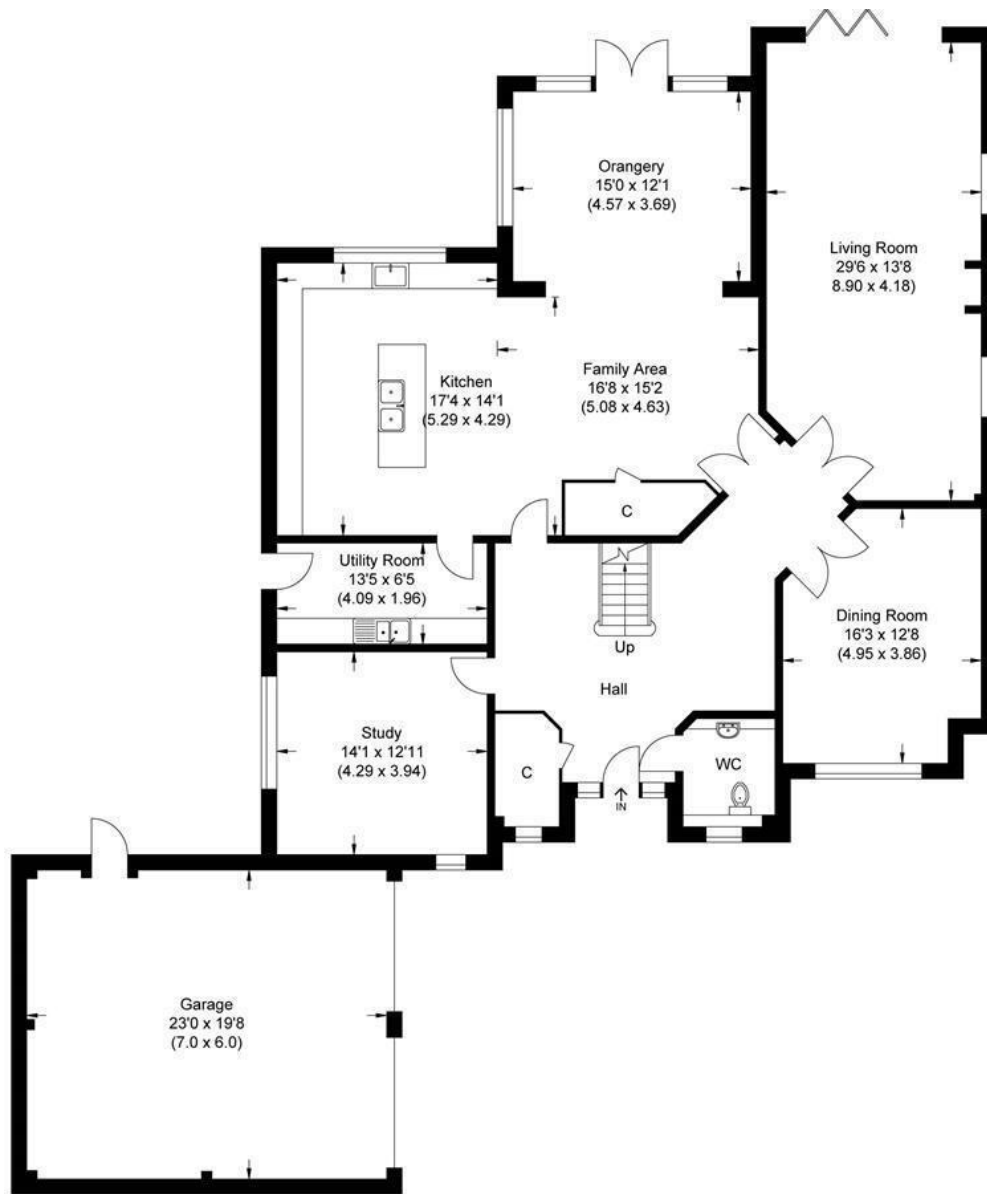
Agents Note - There is there is an annual service charge payable of approximately £840 for the maintenance of the gated development.



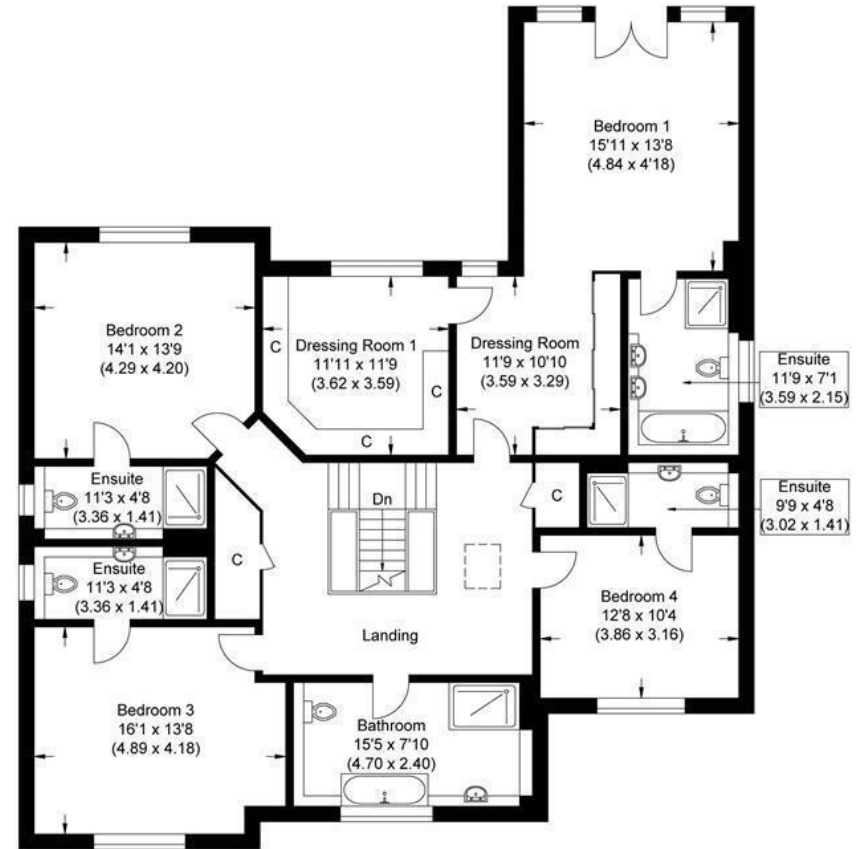




Approximate Gross Internal Area  
 337.04 sq m / 3627.86 sq ft  
 (Excludes Garage)  
 Garage Area :42.0 sq m / 452.08 sq ft



Ground Floor



First Floor

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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