



2 Sparrows End, Newport
CB11 3TT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2 Sparrows End

Newport | Essex | CB11 3TT

Offers Over £800,000

- Grade II listed character cottage
- Superb al fresco entertaining terraces
- Approximately 1,688 sqft of versatile living space
- Detached double garage & separate garden studio
- Generous 0.4-acre plot backing onto Parkland
- Excellent commuter links via Audley End

The Property

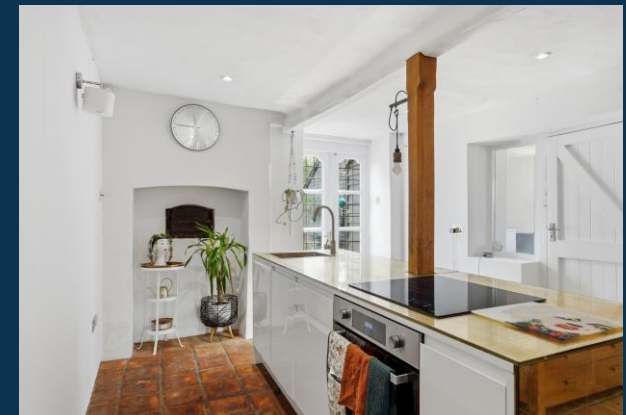
An exceptional opportunity to acquire a truly stunning Grade II Listed cottage, wealth of inherent character and charm. Occupying an enviable, edge-of-village position immediately neighboring the historic Shortgrove Estate, the property is set within a generous and beautifully established plot of approximately 0.4 of an acre, complete with a double garage, and a dedicated home office. While enjoying a wonderfully picturesque and semi-rural setting, the cottage remains within highly convenient proximity to the historic market town of Saffron Walden, Newport's extensive local facilities.

The Setting

Situated in an enviable semi-rural position in the village of Newport, 2 Sparrows End enjoys an exceptional balance of peaceful countryside living and superb commuter convenience. This charming enclave is just a short stroll from Newport's excellent local amenities, which include a highly regarded primary school, the outstanding Joyce Frankland Academy, a well-stocked village store, a post office, and traditional public houses. For a more comprehensive range of shopping, regular market days, and cultural facilities, the historic medieval market town of Saffron Walden is located just 3.5 miles to the north. Ideal for the commuter, Newport and Audley End stations (Walking distance) offer regular and direct efficiency into London, Cambridge and Stansted airport, while the M11 motorway is easily accessible within 9 miles, providing a swift connection to Stansted Airport and the wider motorway network.

The Accommodation

A glazed stable door with an adjoining window opens from the driveway into a welcoming entrance hall. At the heart of the home is a beautifully appointed kitchen and breakfast room, comprehensively fitted with a central island. This space





further benefits from a generous walk-in pantry featuring fitted shelving, cupboards, and ample space for a fridge/freezer, whilst a pair of glazed doors open directly onto the outdoor terrace. Perfectly supporting the kitchen is a separate utility room fitted with base units, a hardwood worktop, a classic butler sink, and offers pleasant views over the garden.

Flowing seamlessly from the kitchen is an excellent, multi-purpose dining room which boasts part wood-panelling to the walls and ceiling, a feature fireplace, and original built-in storage cupboards to either side, with a secondary glazed front entrance door and a staircase rising to the first floor. Leading off the dining room, the atmospheric sitting room centred around a charming fireplace with a log burning fireplace, complemented by traditional wood panelling to the walls, built-in cupboards, and a secondary glazed window to the front aspect.

A multi-level landing features a series of useful built-in storage cupboards and secondary glazed windows to the side and rear aspects, allowing for plenty of natural light. The first floor sleeping accommodation comprises of four well-proportioned bedrooms and a family bathroom. The principal bedroom enjoys elevated views over the surrounding



countryside to the front aspect, with the third bedroom boasting a charming Victorian fireplace and a walk-in wardrobe. The fourth and fifth bedrooms are equally spacious, with bedroom four also providing access to the staircase rising to the second floor. Serving these rooms is a family bathroom comprising a bath with an independent shower.

On the second floor, the property offers an additional versatile bedroom featuring the added benefit of a practical fitted wardrobes.

Outside

Approached through a five-bar gate set into a classic flint wall, a graveled driveway provides ample off-street parking and leads to a detached double garage. The impressive 0.4-acre plot backs onto the historic Short grove Estate and, boasts a spectacular al fresco entertaining terrace, complete with a decking area, outdoor kitchen, featuring a sunken Egg oven and a covered pergola with a log-burning stove and hot tub. Beyond this, the predominantly lawned gardens feature mature trees, well-stocked beds, a substantial detached garden studio and a further versatile parcel of meadow grass.

Flowing gently along the garden's edge, a peaceful stream serves as the perfect finishing touch to this beautiful landscape.

Services

Mains electric & water drainage private,. Oil and underfloor heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi Detached

Property Construction – Standard Construction

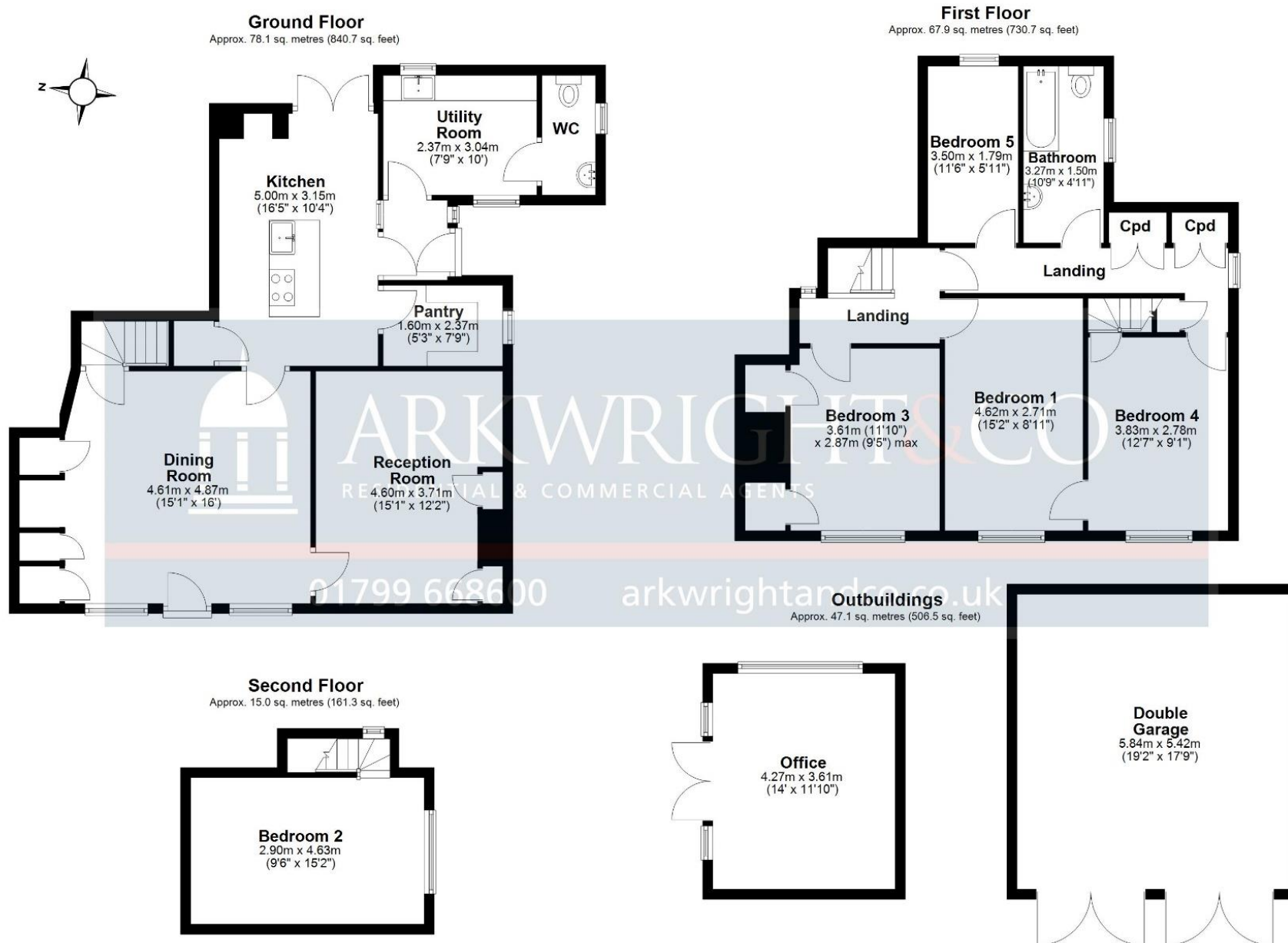
Local Authority – Uttlesford District Council

Council Tax– E









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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS