



2 Meadowford, Newport, Saffron Walden, CB11
3QL



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

2 Meadowford

Newport | Essex | CB11 3QL

Offers In Excess Of: £850,000

- Exceptional four-bedroom detached family home in a sought-after village setting.
- Stunning open-plan kitchen, dining and family room with central island.
- Impressive vaulted sitting room with wood-burning stove and skylights.
- Principal bedroom with luxury en-suite plus contemporary family bathroom.
- Beautifully landscaped gardens with extensive entertaining terraces.
- Detached garage, ample parking and walking distance to Newport station.

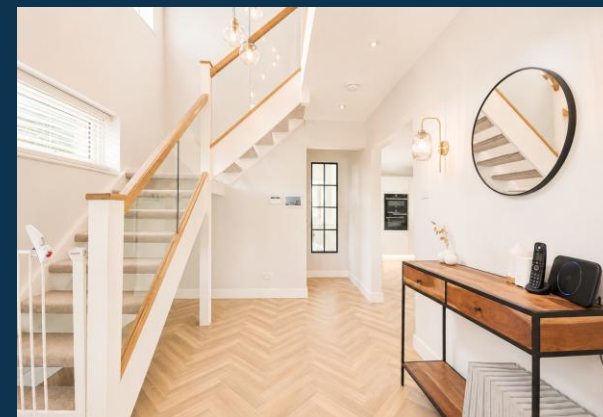
The Property

Occupying a wonderful position within one of Newport's most desirable residential settings, 2 Meadowford is an exceptional four-bedroom detached family home that has been comprehensively renovated and significantly enhanced by the current owners to create a stylish and highly individual residence perfectly suited to modern family living.

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. Centred 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

The property is approached via a welcoming entrance hall which immediately sets the tone for the high standard of presentation found throughout the home. Finished with attractive herringbone flooring and flooded with natural light, the hall provides access to the principal reception areas and staircase rising to the first floor.

The heart of the home is undoubtedly the exceptional open-plan kitchen, dining and family space, a beautifully designed environment created with both everyday living and entertaining in mind. The kitchen is fitted with an extensive range of contemporary cabinetry complemented by sleek work surfaces and a comprehensive range of integrated appliances. A substantial central island provides both additional preparation space and informal seating, creating a natural gathering point for family and guests alike. The adjoining dining area offers ample space for a large dining table and enjoys an excellent connection to both the kitchen and reception areas, making it ideal for entertaining on any scale. To the rear of the property, the impressive vaulted sitting room is a standout feature. With its soaring ceiling, skylights and contemporary wood-burning stove, the room enjoys an abundance of natural light and a wonderful sense of space. Large windows and doors provide attractive views across the garden whilst creating a seamless connection between



the indoor and outdoor living spaces. Complementing the principal accommodation is a practical utility room providing additional storage, laundry facilities and valuable day-to-day functionality, helping to keep the main living spaces uncluttered.

The first floor is arranged around a central landing leading to four well-proportioned bedrooms. The principal bedroom provides a peaceful retreat, benefitting from a stylish en-suite shower room fitted with contemporary sanitaryware and quality finishes.

The remaining bedrooms are all generous in size and offer flexibility for family living, guest accommodation or home-working requirements.

Serving the additional bedrooms is a beautifully appointed family bathroom, luxuriously fitted with a freestanding bath, separate shower enclosure, vanity unit and elegant tiling, creating a spa-like atmosphere. Throughout the property, careful attention has been paid to detail, with high-quality fittings, tasteful décor and a consistent design aesthetic combining to create a home of exceptional comfort and style.

Outside

the property enjoys a generous and beautifully maintained plot. The rear garden has been thoughtfully landscaped to provide extensive entertaining terraces alongside expansive lawns bordered by mature trees, established planting and attractive screening, creating a private and peaceful outdoor environment. To the side of the property sits a substantial detached garage together with ample driveway parking.

Services

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

Tenure – Freehold

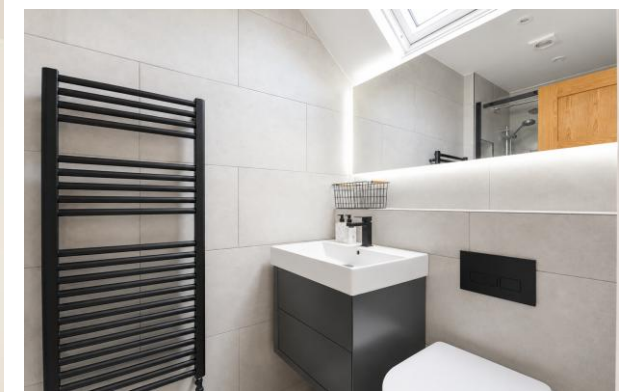
Property Type – detached

Property Construction – Standard Construction

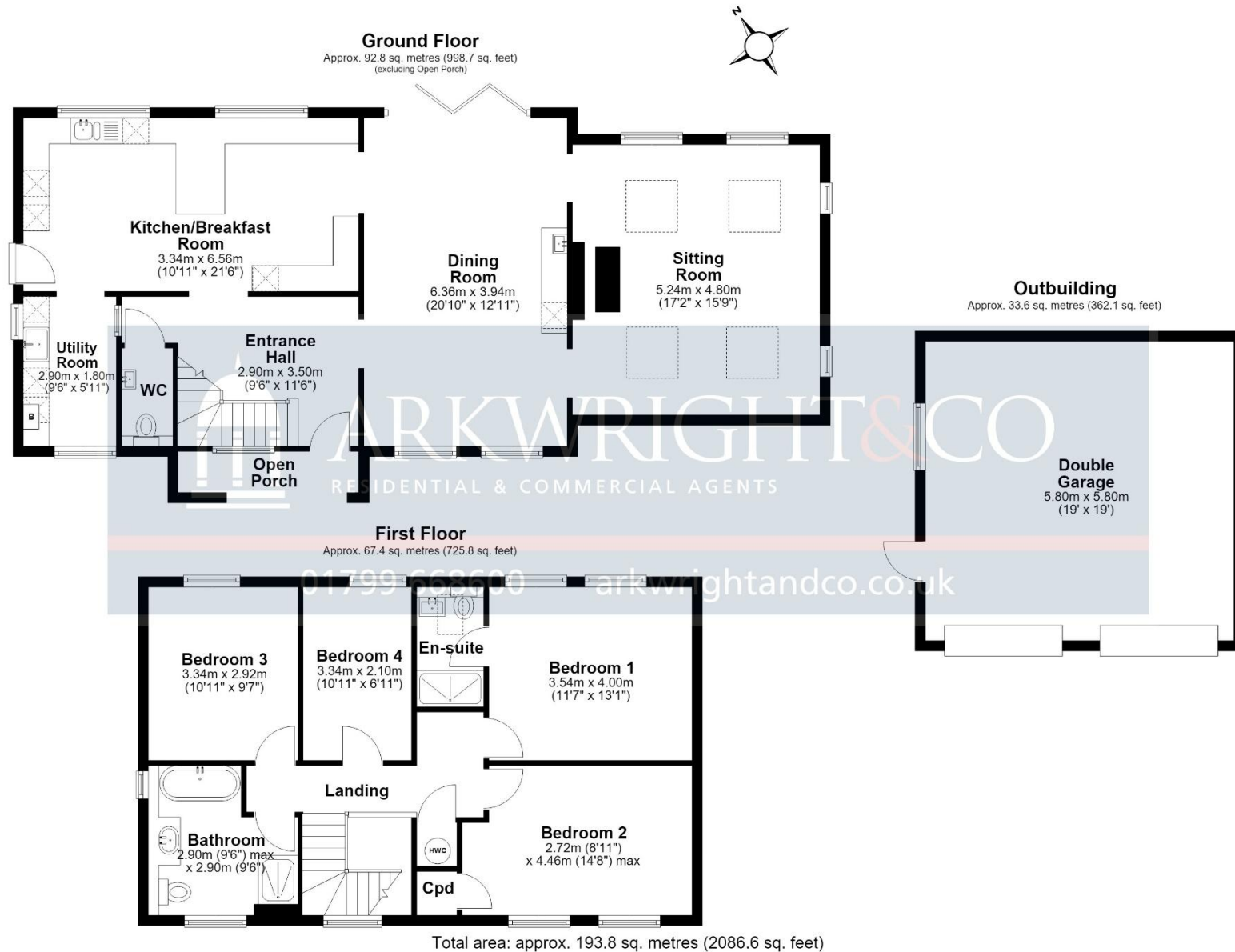
Local Authority – Uttlesford District Council

Council Tax– B









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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