



1 Meadowsweet Way, Newport
CB11 3ZD



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1 Meadowsweet Way

Newport | Essex | CB11 3ZD

Guide Price £799,000

- A stylish, five-bedroom modern home offering over 1,700 sq ft of flexible space and premium outdoor entertaining areas
- Stylish kitchen/breakfast room, spacious living room with patio access, dining room and cloakroom
- Private top floor principal bedroom with en-suite, three further bedrooms (one en-suite) and a fifth bedroom / Study, family bathroom
- Large block-paved driveway, detached double garage, and a expansive lawned garden with a unique sunken seating area

The Property

This exceptional, modern five-bedroom family home spans three light-filled floors and offers versatile living accommodation, a private principal suite, a detached double garage, and beautifully landscaped gardens featuring a sunken outdoor terrace.

The Setting

Meadowsweet Way is ideally situated on the rural fringes of Newport, a highly sought-after village that beautifully balances historic charm with modern-day convenience. The village itself boasts an active community and a delightful variety of local amenities, including a historic church, active village inns and a convenience store. Families are particularly drawn to Newport due to its exceptional schooling options, most notably the highly regarded Joyce Frankland Academy which lies within easy walking distance. For a wider array of recreational and shopping facilities, the historic medieval market town of Saffron Walden is just three miles to the north, offering boutique shopping, supermarkets, and a bustling market square. For the commuter, Newport is remarkably well-connected. The village has its own mainline railway station providing direct and regular access into London and Cambridge. Additionally, the M11 motorway and Stansted Airport are located approximately ten miles to the south, making this an unparalleled location for balancing rural family life with effortless travel.

The Accommodation

The property is entered via a welcoming entrance hallway with stairs rising to the upper floors, built-in storage, and a modern cloakroom. Positioned to the front of the home is a bright, dual-aspect formal dining room featuring a lovely bay window that bathes the space in natural light. Extending across the depth of the property on the left is an impressive kitchen and breakfast room, fitted with sleek, contemporary units, integrated modern appliances, contrast silestone worktops, an island and dedicated space for casual dining with French doors opening out to the rear garden patio. To the rear, a generous, light-filled living room offers a comfortable retreat with French doors framed by full-height side windows, providing seamless access to the outdoors.





The first-floor landing leads to three well-proportioned bedrooms, a study or fifth bedroom, and a modern family bathroom. Bedroom two is a spacious double room situated to the rear, benefitting from dual-aspect windows, generous built-in storage, and its own contemporary en-suite shower room. Positioned towards the front, bedroom three and bedroom four offer flexible accommodation suitable for family or guest use, alongside a dedicated study/bedroom five that provides an ideal space for working from home. A further staircase rises from the landing to the top floor. The second floor is dedicated entirely to an impressive principal suite, creating a private retreat at the top of the house. The spacious principal bedroom features attractive sloped ceilings, a dormer window to the front, and a Velux window to the rear that floods the room with natural light. The suite is complemented by generous built-in eaves storage, dedicated fitted wardrobes, and a stylish en-suite shower room fitted with a walk-in shower cubicle, vanity wash hand basin, and low-level WC.

Outside

To the front, the property features a beautifully landscaped, low-maintenance garden with a central paved path, decorative gravel, and vibrant flower beds, while a spacious block-paved driveway provides off-road parking for multiple vehicles and leads alongside the house to a detached double garage. To the rear, the extensive garden is a particular highlight, predominantly laid to lawn and fully enclosed by smart dark fencing bordered by mature silver



birch trees and planted borders. Immediately adjoining the rear of the house is a paved terrace ideal for alfresco dining, steps down from which lead to a sunken, Corten-steel retained seating area providing a private sanctuary for summer entertaining

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – F

Agents Note – There is annual service charge of £388 per annum.



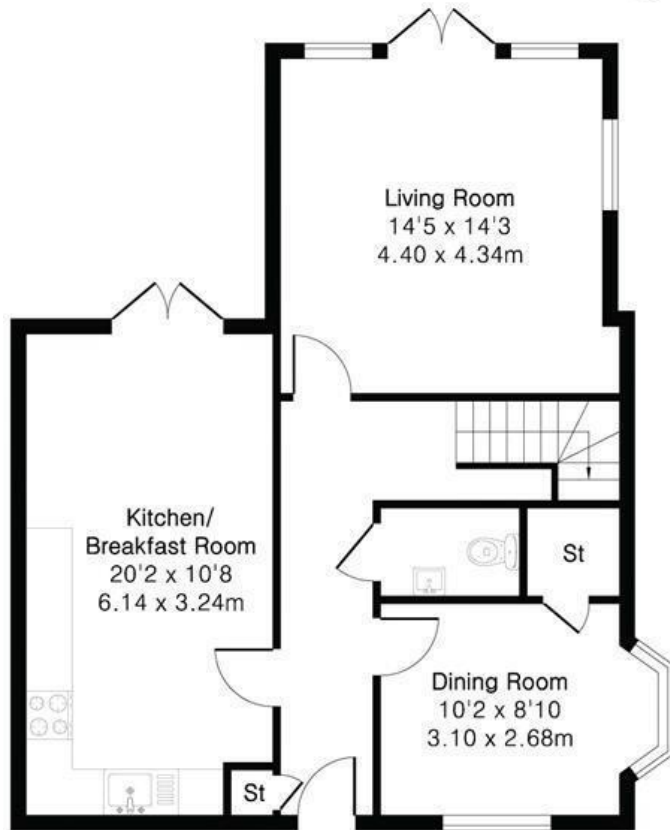
Approximate Gross Internal Area 1702 sq ft - 159 sq m

Ground Floor Area 685 sq ft – 64 sq m

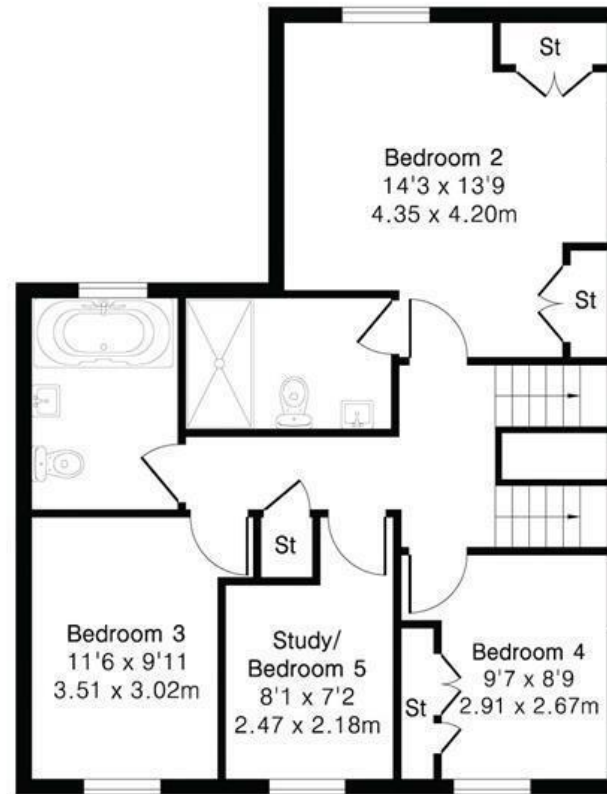
First Floor Area 667 sq ft – 62 sq m

Second Floor Area 350 sq ft – 33 sq m

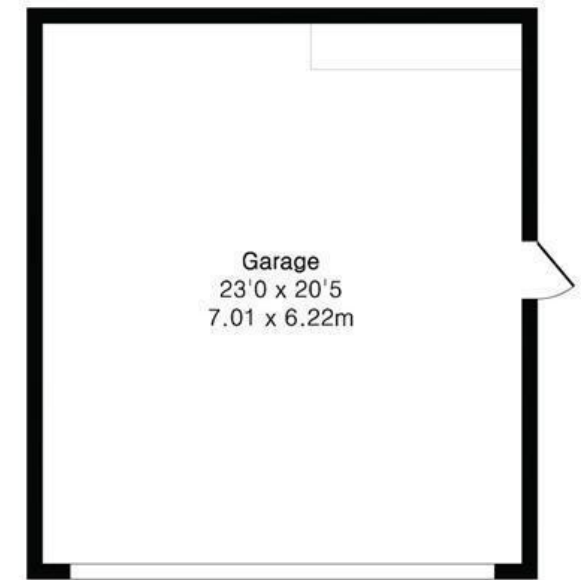
Garage Area 469 sq ft – 44 sq m



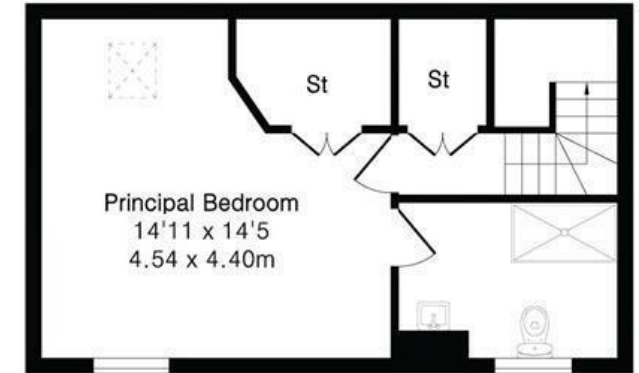
Ground Floor



First Floor



Garage



Second 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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