



PESTELL & Co
ESTABLISHED 1991

7 Pond Cross Farm, High Street, Newport, Essex

GUIDE PRICE - £1,200,000

An exclusive five bedroom, detached family home, fantastically presented throughout and enjoying a pleasant position tucked away in the heart of this highly desirable and well-served village, located within close proximity to the mainline train station. The spacious and versatile living accommodation consists of entrance porch and hallway, three reception rooms, stunning kitchen/dining room, utility room and ground floor w.c. On the first floor are the five double bedrooms, as well as three bath/shower rooms. Externally is a generous, Southerly facing rear garden, double garage and gated driveway to the front for numerous vehicles. All set at the end of a private road with the River Cam running adjacently.

Feature front door into an entrance porch, oak framed and glazed frontage, under floor heating and tiled flooring, cloak cupboard, ceiling light point and door into:

ENTRANCE HALLWAY:

Amtico flooring, under stairs cupboard, radiator, inset down lighters. carpeted, turning staircase to first floor accommodation and door into:

LIVING ROOM - 23' x 17'5 (7.00m x 5.30m)

Carpeted, double doors to rear garden, dual aspect windows, feature granite fireplace with log burner, two radiators and inset down lighters.



KITCHEN/BREAKFAST ROOM - 23'11 x 17'5 (7.30m x 5.30m)

Under floor heating, tiled flooring, a range of eye and base level units with granite work surface and inset sink, plus a central island with microwave, plate warmer and wine cooler below. Two integral ovens, 5 ring induction hob with extraction over, integral fridge, freezer and dishwasher. Dual aspect windows, two radiators, ceiling light points, inset down lighter. Door into:

UTILITY ROOM:

Tiled flooring, eye and base level units with complementary work surface and inset sink. Space and plumbing for washing machine and tumble dryer, built in fridge, water softener, cupboard housing the boiler, window to front, extraction and inset down lighters.



DINING ROOM - 16'5 x 10'6 (5.00m x 3.20m)

Amtico flooring, double doors to rear garden, window to side, radiator, wall lights and ceiling light point.

STUDY - 12' x 9'10 (3.65m x 3.00m)

Wood flooring, window to side, built in storage, radiator and ceiling light point.

GROUND FLOOR W.C:

Amtico flooring, low level w.c., wash hand basin with unit below and ceiling light point.



LANDING AREA:

Carpeted, access to loft (ladder, light), window to side, ceiling light point and doors leading to:

BEDROOM 1 - 22' x 17'1 (6.70m x 5.20m)

Carpeted, window to side, numerous built in wardrobes and draws, radiator, inset down lighters. Door into:

EN-SUITE BATH/SHOWER ROOM:

Fully tiled and under floor heating, panel bath with shower attachment, corner shower cubicle with Aqualisa shower , low level w.c, wash hand basin, opaque window to side, heated towel rail, extraction fan and inset down lighters.

BEDROOM 2 - 17'9 x 12'3 (5.40m x 3.74m)

Carpeted, window to side, two sets of built in double wardrobes, airing cupboard, radiator and inset down lighters.

BEDROOM 3 - 15'9 x 10'6 (4.80m x 3.20m)

Carpeted, window to side, built in wardrobes, radiator and inset down lighters.



BEDROOM 4 - 19'4 x 12'2 (5.88m x 3.70m)

Carpeted, window to side, built in double wardrobes and units, radiator, loft access (ladder, boarded, racking, light) and inset down lighters. Door into:



SHOWER ROOM:

Fully tiled and under floor heating, shower cubicle with Aqualisa shower, low level w.c, wash hand basin with units below, heated towel rail, extraction fan and inset down lighters. Door into:

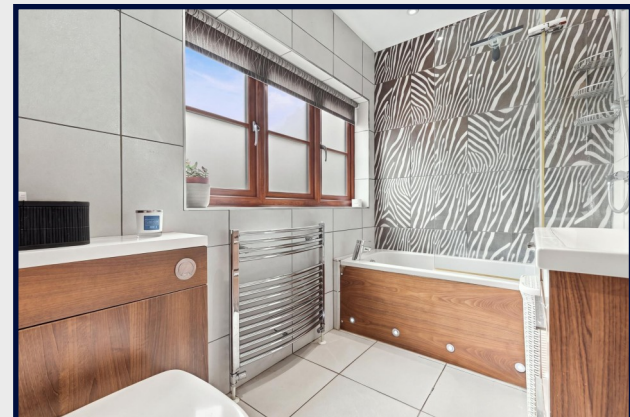
BEDROOM 5 - 12'2 x 11'10 (3.70m x 3.60m)

Carpeted, window to front, built in double and single wardrobes, radiator and ceiling light point.



FAMILY BATHROOM:

Fully tiled and under floor heating, panel bath with Aqualisa shower, wash hand basin with units below, low level w.c., frost window to aide, heated towel rail, extraction fan and inset down lighters.



OUTSIDE:

A generous Southerly facing garden, step out onto a spacious patio area, leading to a mainly laid to lawn remainder incorporating well stocked plant beds and mature trees. Functional summerhouse, glazed to three sides and with light, heating and power. Additional patio with pergola, screened garden shed and log store. Outside lighting, power and tap.

DOUBLE GARAGE - 17'5 x 17'5 (5.30m x 5.30m)

Two electric doors, light, power and storage.

Gated access into a block paved driveway for numerous vehicles.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Gas fired central heating, mains electricity, shared sewage tank (removal approx. £150 per 6 months)

Uttlesford District Council, Council Offices, London Road, Saffron Walden, CB11 4ER

Band G

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.