



Shortgrove

Newport | Essex | CB11 3TX

FINE & COUNTRY
ESTABLISHED 1999

Shortgrove

Newport, Essex, CB11 3TX

At a glance

- Stunning Converted Coach House
- Detached
- Principal Bedroom with Dressing Area & En-suite Shower Room
- 2 Further Bedrooms
- 2 Reception Rooms
- Beautifully Appointed Kitchen/Dining Room
- Private Gardens with Heated Pool
- Parking for Several Vehicles
- Envious Location
- EPC Rating C

THE PROPERTY

A stunning and unique detached three bedroom residence, situated on the desirable Shortgrove Estate on the outskirts of Saffron Walden, surrounded by rolling countryside. The property has been beautifully finished to a high standard by the current owners and offers spacious living accommodation, comprising a kitchen/dining room, a generous sitting room, principal bedroom with dressing area and en-suite shower room, a further double and a single bedroom and a family bathroom. Situated on a very private and exclusive plot with parking for several vehicles, private gardens with a heated pool and excellent outside entertainment space. EPC Rating C.

THE SETTING

The desirable Shortgrove Estate is located within easy walking distance to the village of Newport which offers good village amenities such as a post office, convenience store, public houses, shops and primary and secondary schools and there is a mainline railway station with good links to London Liverpool Street and Cambridge. Shortgrove Estate is also situated within a few miles from the busy market town of Saffron Walden offering a more comprehensive range of amenities. Stansted's International Airport and the M11 are approximately 20 minutes away by car.





“sitting room with Inglenook fireplace & woodburner”



THE ACCOMMODATION

A solid door opens onto a spacious and bright entrance hallway with a turned staircase rising to the first-floor galleried landing and doors either side leading to the main reception room. This is a generous room with wood flooring, Inglenook fireplace with inset wood burning stove and lovely views over the front aspect. To the left of the entrance hallway is the beautifully fitted bespoke kitchen/breakfast room with feature redbrick wall, fitted with a good range of wall and base units, integrated appliances, granite worksurfaces, tiled flooring with underfloor heating and there is a contrasting central island. The kitchen area further opens onto the garden room, another extremely bright room with skylight, bi-folds doors to the garden and terrace area, underfloor heating continues into this area with the same tiled flooring and there are concealed storage cupboards housing a utility/laundry space.

The first-floor galleried landing has doors leading to the principal bedroom with en-suite shower room and separate dressing area. A further double and a single bedroom and family bathroom completes this floor.

OUTSIDE

The property is approached via private gated gravel driveway, with driveway parking to the front of the property for 2/3 vehicles. A lawned front garden leads to the front door and there is access from the driveway to the private, south-facing garden which has a heated pool, terraced areas for outside entertaining. There is a storage shed to the rear of the garden and a separate storage room.

SERVICES

Oil fired central heating, private drainage, water and electricity are connected.

LOCAL AUTHORITY

Uttlesford District Council

COUNCIL TAX

Tax Band G

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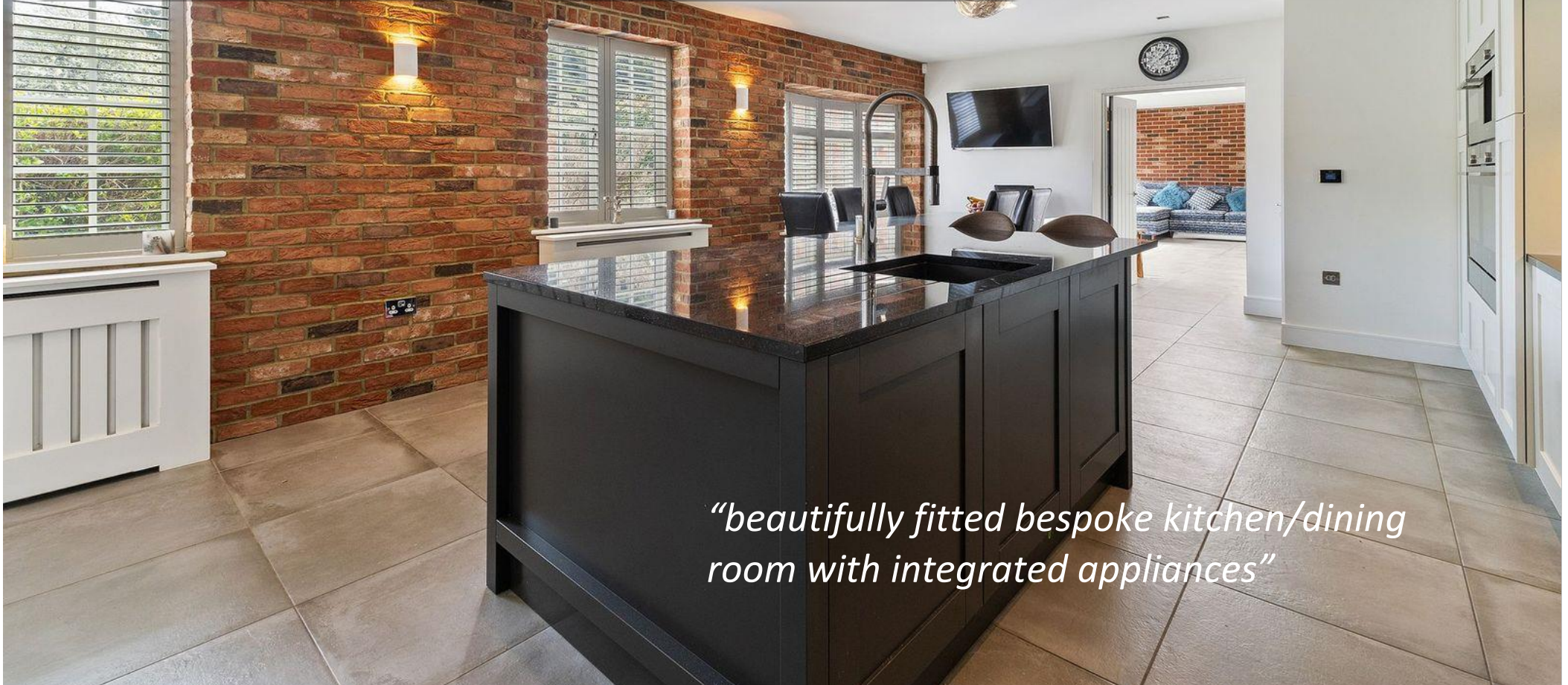
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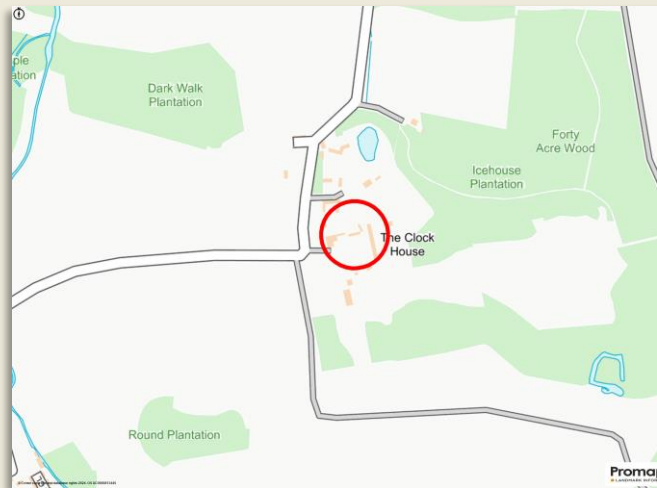
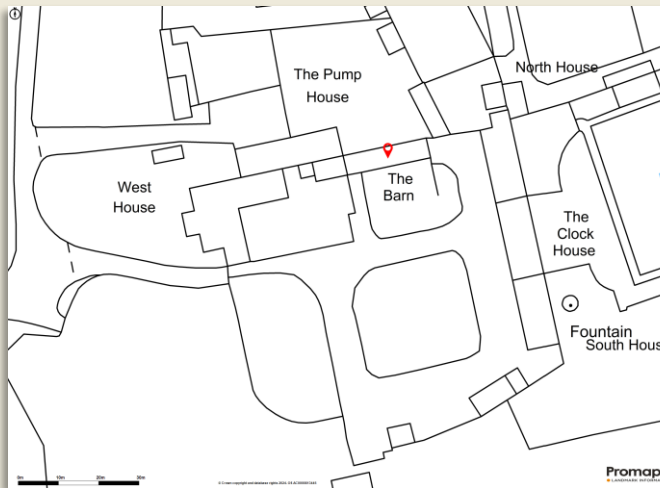
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“beautifully fitted bespoke kitchen/dining room with integrated appliances”



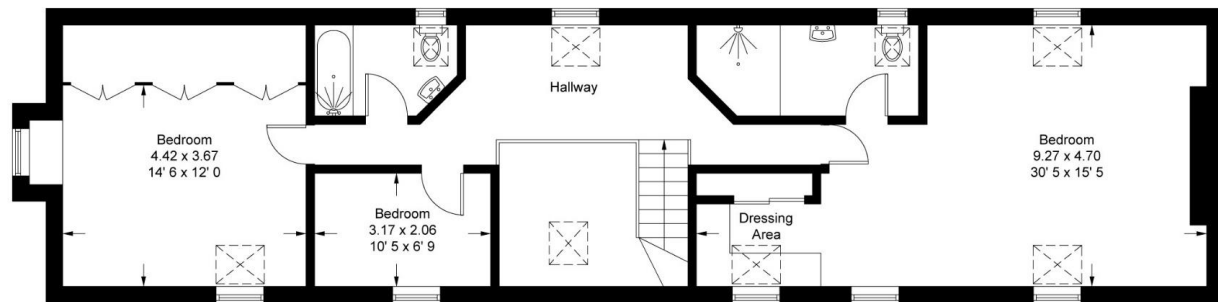
Shortgrove, Newport, Essex, CB11 3TX

Approximate Gross Internal Area = 2032 sq ft / 189 sq m

Garden Room = 382 sq ft / 35.6 sq m

Plant Room = 89 sq ft / 8.4 sq m

Total = 2503 sq ft / 233 sq m



First Floor
954 sq ft / 88.8 sq m



Ground Floor
1078 sq ft / 100.2 sq m



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