



King Edward Mews, Newport, CB11 3NX

**CHEFFINS**



# King Edward Mews

Newport,  
CB11 3NX

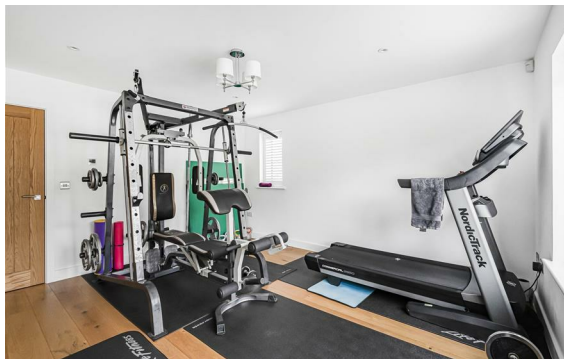
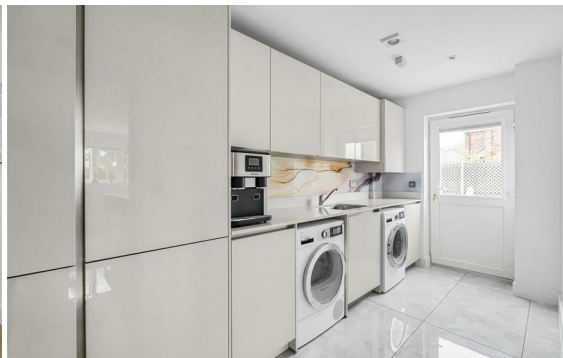
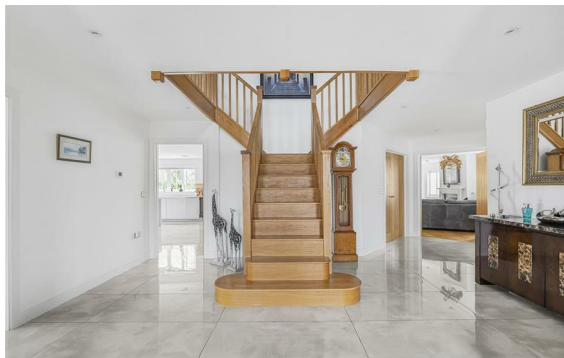
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Offers In Excess Of

- Modern Detached Home
- Exclusive Gated Development
- Accommodation in excess of 3500 sq ft
- 5 Bedrooms – 4 Ensuites
- Detached Double Garage
- Enclosed Rear Garden

An imposing five bedroom detached home forming part of a prestigious gated development. The property offers beautifully presented and extensive living accommodation in excess of 3500 sq ft, together with a detached double garage and landscaped gardens.





## LOCATION

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.

**GROUND FLOOR****CLOAKROOM**

Comprising ceramic wash basin with vanity cupboard beneath, low level WC and obscure double glazed window to the front aspect.

**BOOT ROOM**

Obscure double glazed window to the front aspect.

**FAMILY ROOM**

Double glazed windows to the front and side aspects.

**KITCHEN/DINER**

Fitted with a range of base and eye level units incorporating island with breakfast bar, Siemens double oven, combi-microwave and plate warmer, induction hob with extractor fan over, silestone worktops and double sink, integrated fridge, freezer and wine cooler. Double glazed window to the rear aspect, doors to adjoining rooms and understairs storage cupboard. Opening to:-

**GARDEN ROOM**

Double glazed windows to the side and rear aspects, double glazed French doors opening to the rear garden and lightwell providing a good degree of natural light.

**UTILITY ROOM**

Fitted with a range of base and eye level units with silestone worktops, stainless steel sink, space and plumbing for washing machine and tumble dryer, water softener, double glazed door opening to the side aspect.

**STUDY**

Double glazed window to the front aspect.

**SITTING ROOM**

Feature stone fireplace with wood burning stove, double glazed windows to the side aspect and double glazed bi-folding doors opening to the rear garden.

**FIRST FLOOR****GALLERIED LANDING**

Doors to adjoining rooms and airing cupboard.

**MASTER BEDROOM SUITE**

Comprising:-

**DRESSING ROOM**

Built-in wardrobes, access to the loft space and double glazed window to the rear aspect. Opening to:-

**BEDROOM AREA**

Double glazed windows to the rear aspect and double glazed French doors opening to a Juliet balcony with views over the garden. Door to:-

**EN SUITE**

Comprising twin ceramic wash basins with vanity cupboard beneath, free standing roll top bath, shower enclosure with dual shower head, low level WC and heated towel rail. Obscure double glazed window to the side aspect.

**BEDROOM 2**

Double glazed window to the front aspect, built-in wardrobes and door to:-

**EN-SUITE**

Comprising ceramic wash basin with vanity cupboard beneath, shower enclosure, low level WC and heated towel rail. Obscure double glazed window to the side aspect.

**BEDROOM 3**

Double glazed window to the rear aspect, built-in wardrobes and door to:-

**EN SUITE**

Comprising ceramic wash basin with vanity cupboard beneath, shower enclosure, low level WC and heated towel rail. Obscure double glazed window to the side aspect.

**BEDROOM 4**

Double glazed window to the front aspect and door to:-

**EN SUITE**

Comprising ceramic wash basin with vanity cupboard beneath, shower enclosure and low level WC.

**BEDROOM 5**

Double glazed window to the rear aspect.

**FAMILY BATHROOM**

Comprising twin ceramic wash basins with vanity cupboard beneath, roll top bath, shower enclosure with dual shower head, low level WC and heated towel rail. Obscure double glazed window to the front aspect.

**OUTSIDE**

To the front of the property is a block paved driveway providing off-street parking for several vehicles and access to the detached double garage.

There is gated side access on both sides of the property to the rear garden which is mainly laid to lawn with a circular lavender bed, adjoining the rear of the property is a sandstone paved terrace for al fresco entertaining with mature flower and shrub beds bordering. To the side of the property is a further paved terrace with a separate bin storage area.

**DETACHED DOUBLE GARAGE**

Double electric up and over doors, power and lighting connected, eaves storage space and double glazed door to the side aspect.

**VIEWINGS**

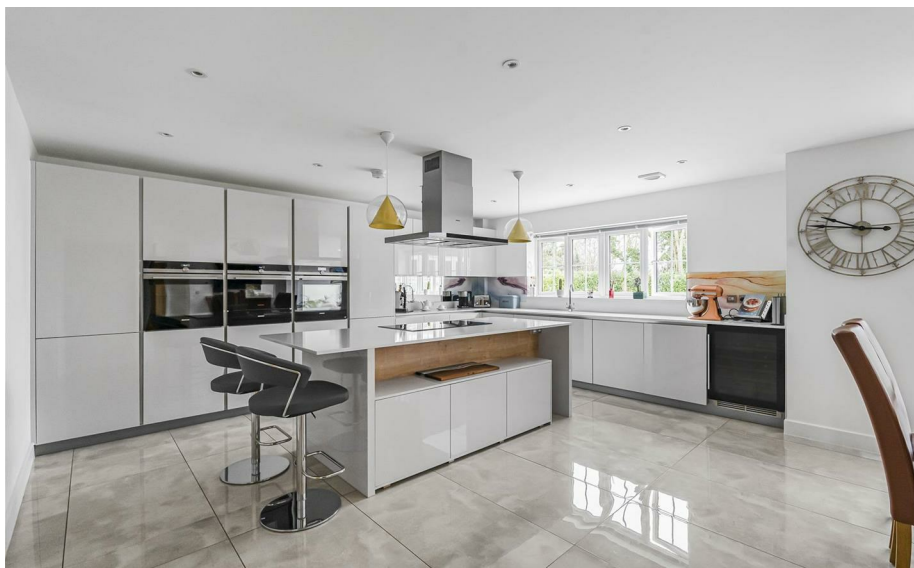
By appointment through the Agents.

**SALES AGENTS NOTES**

Please note there is an annual service charge payable of approx. £840 for the maintenance of the gated development.

For more information on this property, please refer to the Material Information Brochure on our website.

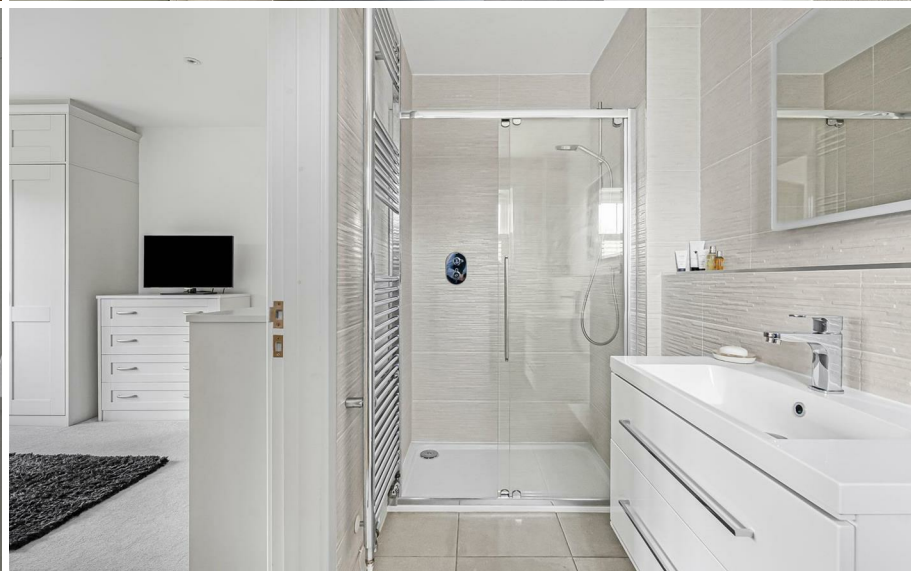


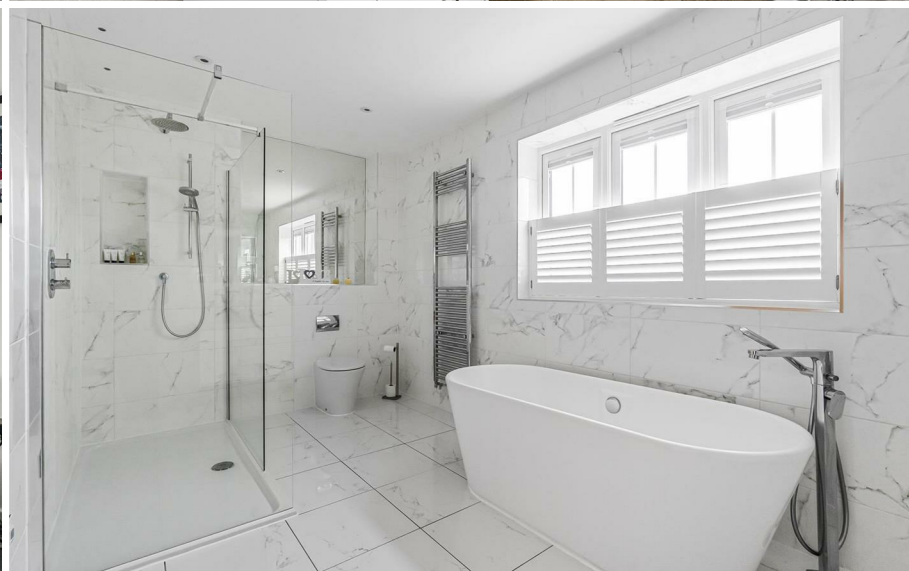














| Energy Efficiency Rating                    |                                                                                                           |           |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                   | Potential |
| Very energy efficient - lower running costs |                                                                                                           |           |
| (92 plus) <b>A</b>                          |                                                                                                           |           |
| (81-91) <b>B</b>                            | 87                                                                                                        | 90        |
| (69-80) <b>C</b>                            |                                                                                                           |           |
| (55-68) <b>D</b>                            |                                                                                                           |           |
| (39-54) <b>E</b>                            |                                                                                                           |           |
| (21-38) <b>F</b>                            |                                                                                                           |           |
| (1-20) <b>G</b>                             |                                                                                                           |           |
| Not energy efficient - higher running costs |                                                                                                           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Offers In Excess Of £1,400,000  
 Tenure – Freehold  
 Council Tax Band – G  
 Local Authority – Uttlesford









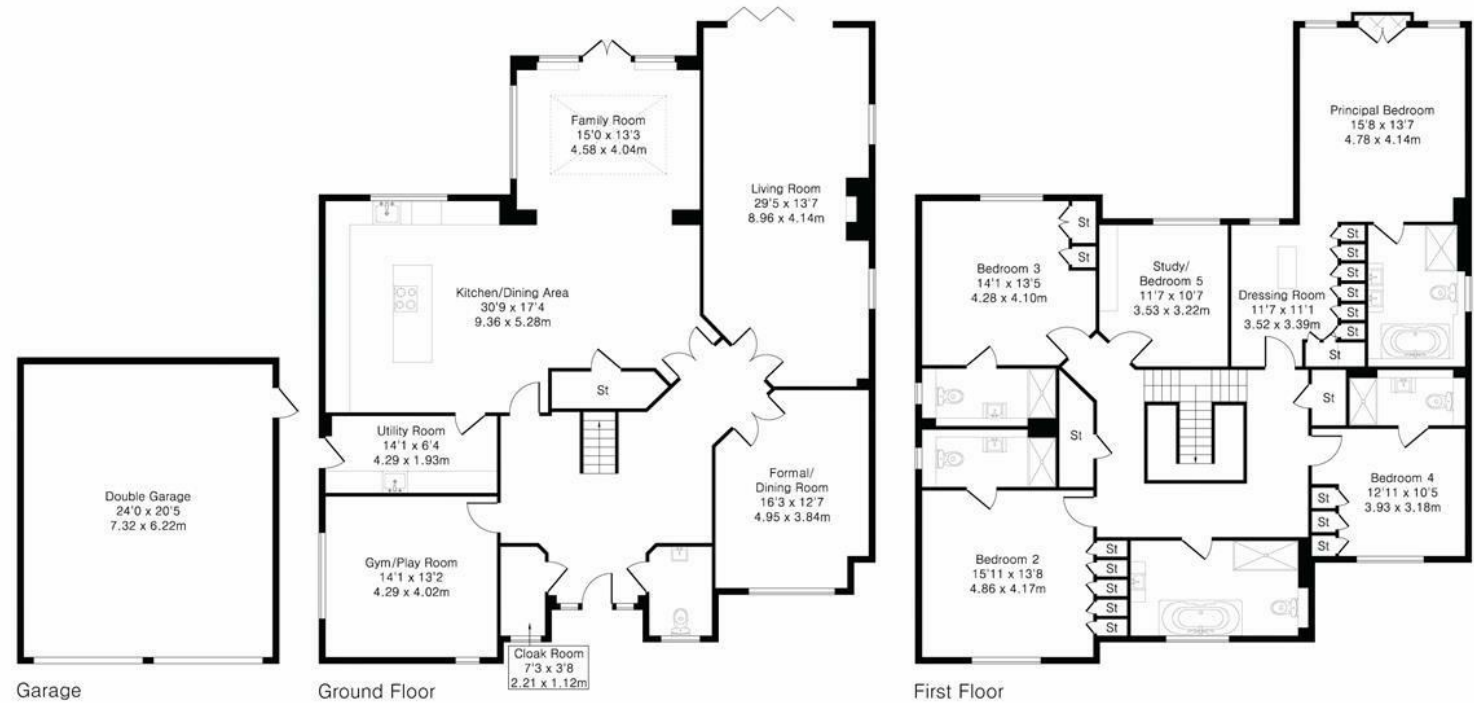


## Approximate Gross Internal Area 3588 sq ft - 334 sq m

Ground Floor Area 1901 sq ft - 177 sq m

First Floor Area 1687 sq ft - 157 sq m

Garage Area 490 sq ft - 46 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







Agents Note: Stamp Duty thresholds have and are changing imminently. Please familiarise yourself with the current thresholds and timescales before moving forward with any transactions. More details can be found at: <https://www.gov.uk/stamp-duty-land-tax>.

For more information on this property please refer to the Material Information Brochure on our website.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | [cheffins.co.uk](http://cheffins.co.uk)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

