



Farthings, Wicken Road  
CB11 3UE



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Farthings

Wicken Road | Wicken Bonhunt | CB11 3UE

Guide Price £1,150,000

- A rarely available five-bedroom, four bathroom detached residence
- Recently refurbished by the current owners to a high specification throughout
- Generous kitchen/ breakfast room
- Three versatile receptions rooms
- Two superb bedroom suites
- Six garages with additional storage areas and workshops
- Beautiful, uninterrupted countryside views
- A large plot extending to 0.63 of an acre with electric gates

## The Property

A substantial five-bedroom, four-bathroom detached family home which has recently undergone extensive works to improve and modernise to the highest standard with accommodation extending to 2875sqft. Upon entrance of the electric gates to this modern home there is plenty of driveway parking amongst an array of outbuildings and garages. This spacious and elegant property offers a warm and spacious feel throughout with the owners taking into account each individual element with a detailed eye, creating a really lovely home on an attractive plot.

## The Setting

Farthings is located equidistance from the desirable villages of Newport and Wicken Bonhunt. 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 or junction 9, 11 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.

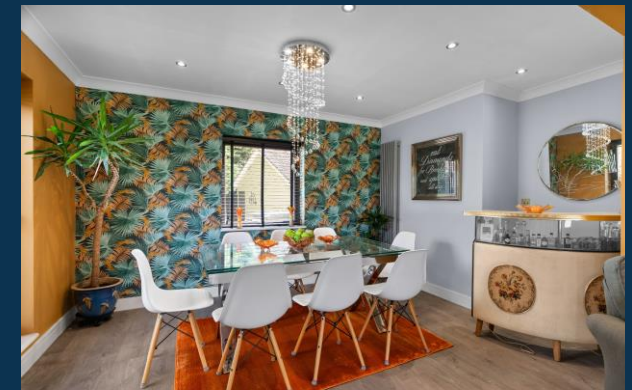




### The Accommodation

In detail the property comprises a spacious entrance hall, filled with natural light from a skylight, benefitting from built in storage cupboard and doors to the adjoining rooms. To the right is the wonderful, triple aspect, open plan kitchen/breakfast/dining room. The kitchen is fitted with a matching range of eye and base level units with composite work surface over and undermounted twin bowl Franke sink with multi hot tap unit. Integrated appliances include gas hob with extractor fan over, dishwasher, two ovens, coffee machine and microwave. There is space for an American style fridge/freezer. The sitting area benefits from sliding doors onto the garden, feature fireplace and opens into the dual aspect dining area. A utility room is fitted with a matching range of eye and base level units with work surface over and sink unit incorporated. There is space and plumbing for a washing machine and tumble dryer. A cloakroom comprises W.C and wash hand basin.

From the entrance hall a door leads to an inner hallway with access to an additional cloakroom and adjoining rooms. The generous triple aspect sitting room has double doors leading onto the garden and feature fireplace. In addition, a third reception room, currently utilised as a study benefits from a window to side aspect. A further door leads into a dual aspect, double bedroom with ensuite. Comprising shower enclosure, W.C, wash hand basin and heated towel rail.



The layout provides an opportunity to create an annexe within the property, with the study being transformed into a living space. It could be ideal for teenagers, extended family members or for possibly creating an avenue for a supplementary income, subject to any necessary planning requirements.

The light and airy first floor landing has two built in storage cupboards, windows to side and rear aspects and access to the loft hatch. The dual aspect principal bedroom has a range of built in storage and ensuite. Comprising shower enclosure, W.C and wash hand basin. A secondary bedroom suite benefits from a range of built in storage, dressing area and ensuite. Comprising panelled bath, W.C and dual vanity unit.

Bedroom four is a double room with window to side aspect. The fifth double bedroom has a window to front aspect. A family bathroom comprises bath with freestanding tap, shower enclosure, W.C, wash hand basin and heated towel rail.

### Outside

The property is accessed via a set of electric gates leading onto an extensive gravel driveway providing off road parking for multiple vehicles. To the right are two double garages with up and over doors and power and light connected. In addition, there is a W.C and wash hand basin, a workshop area and a storage area is located to the rear. A further garden area leads to an double garage with independent access also benefits from light and power and additional storage area. This can be accessed independently with additional parking in front.

The house sits on an attractive plot extending to approximately 0.63 of an acre, with the majority of the gardens laid to lawn located to the rear. Adjoining the house is a paved patio area, ideal for outdoor entertaining and al-fresco dining.

A shingled pathway leads to the timber framed summerhouse. To the side of the property is a composite, decked area with hot tub. An array of established trees border the garden providing complete privacy and seclusion.

### Services

Mains water, gas and electric is connected. Drainage is via a private system. Heating is gas fired. Standard broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type - Detached

Property Construction – Brick built with tiled roof

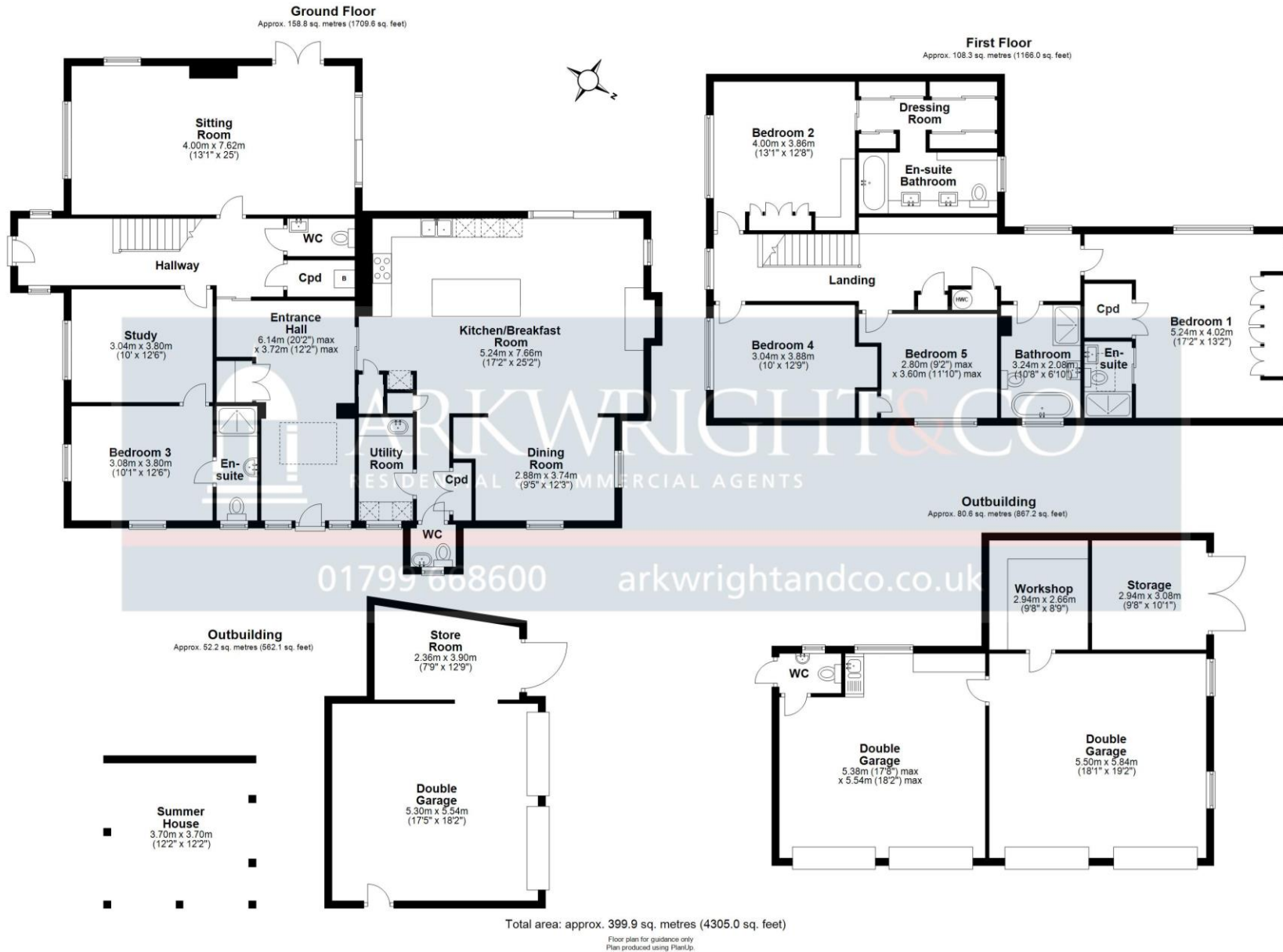
Local Authority – Uttlesford District Council

Council Tax - G









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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