



Parsonage House, Church Street  
CB11 3QG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Parsonage House

Church Street | Newport | CB11 3QG

## Guide Price £1,800,000

- A beautiful and substantial 6-bedroom detached family home.
- Extending to approximately 4938.7 sqft
- Generously proportioned with flexible accommodation over 3 floors, including a self-contained flat on the second floor.
- Detached 2-bedroom cottage providing useful additional living space.
- Grade II Listed.
- Attractive enclosed garden extending to approximately ½ an acre, with heated swimming pool.

### The Property

Parsonage House is a beautiful and impressive detached Grade II Listed home with an abundance of character. It occupies a prominent position set in the heart of Newport, overlooking the church and set within walled gardens with the added benefit of an additional 2-bedroom detached cottage providing an excellent degree of versatility.

### The Setting

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 2023 "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. 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, bakery, hairdresser, barber, beauty salon, nursery, florist, a church and 2 garages. Waitrose, Tesco, and Aldi supermarkets are all within a 10-minute drive. Centered around an architecturally rich and varied historic high street, Newport village is surrounded by countryside and offers a wide range of scenic walks, many of which feature on the Saffron Trail. Other local attractions include Audley End House and the beautiful market town of Saffron Walden, a 5- minute drive away, with its quaint, unspoiled medieval houses, a wide range of independent shops and eateries, a thriving market, and a full range of amenities.





### The Accommodation

Parsonage House, is a beautiful and highly individual family home, providing a wonderful sense of space and grandeur. This stunning Grade II Listed home is steeped in history and benefits from an array of features throughout, typical of its period, including tall ceilings, original fireplaces, exposed wood flooring, and large windows.

The ground floor, entered via an attractive entrance with canopy over the front door, comprises of an impressive entrance hallway, with exposed wood flooring, stairs rising to the first floor, French doors leading to the side garden, and a ground floor cloakroom off set. Further doors lead off to a drawing room with large bay window, fireplace with built in shelving either side, and French doors opening to the conservatory with vaulted glass ceiling and windows overlooking the attractive rear gardens. A dual aspect family room which also benefits from a large bay window, and a marble fireplace with built in cupboards to the side. There is also a dining room/study with a feature fireplace, attractive coving, and window to the rear aspect. There are useful cellar areas divided into 3 sections accessed from the rear hallway.



The kitchen/family/breakfast room is a superb open-plan living space, with exposed wood flooring and benefits from windows to the front, rear, and side aspects, including French doors leading out the enclosed side patio and swimming pool area. The modern kitchen area is fitted with a range of base and eye level units with wood-effect worktops and integrated oven, 5-burner gas hob with extractor fan over. Underfloor heating extends across the whole of this area.

A separate utility room is fitted with further storage space and worktop, incorporating a butler sink. A rear lobby area provides access to the side and rear gardens.

On the first floor the property benefits from 2 large double bedrooms, both with ensuite bathrooms, leading off a good size landing area with window to the side aspect. The principal bedroom featuring a large bay window and built-in storage within its ensuite. A rear landing leads to 2 further bedrooms and a family bathroom.

The spacious second floor is currently arranged as a self-contained flat incorporating a living area which combines a sitting area and kitchen, fitted with a range of storage cupboards, worktops, an oven, hob, and a fridge. A double bedroom adjoins to one side along with another bedroom and a shower room.

### Outside

The property sits within attractive and mature walled gardens, accessed via automatic gates opening onto a generous graveled driveway which provides parking for numerous vehicles. The enclosed gardens are laid mainly to lawn benefitting from a wide variety of mature plants, trees, shrubs, and bushes creating a wonderful peaceful setting. There is a private paved terrace to one side which incorporates a swimming pool to provide a wonderful area for entertaining in the summer months. In total the plot extends to approximately half an acre.

The property also benefits from a detached cottage within the grounds providing a useful independent living space. Yew Cottage is an attractive and well-appointed self-contained cottage, comprising of a living/dining room which benefits from exposed timbers and an attractive brick fireplace with log burning stove inset. A kitchen which is fitted with a range of base and eye level units with worksurface over incorporating an integrated oven and electric hob. On the first floor there are two good size bedrooms, benefitting from exposed timbers and part vaulted ceilings, and a shower room and accessed off a part vaulted landing area.

### Services

All main services are connected.

### Tenure

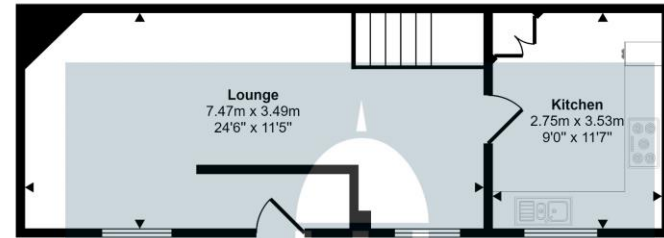
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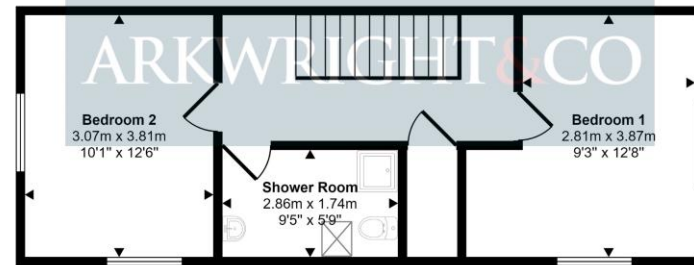




Approx Gross Internal Area  
78 sq m / 842 sq ft

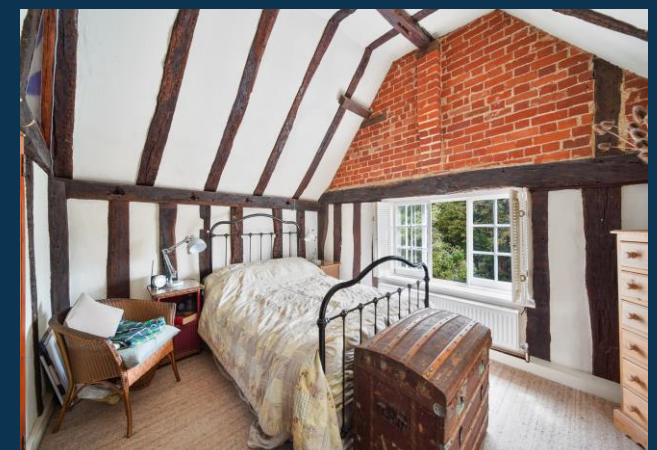
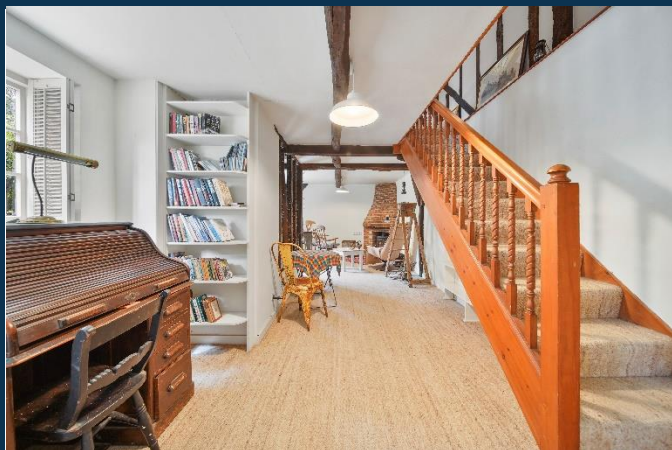


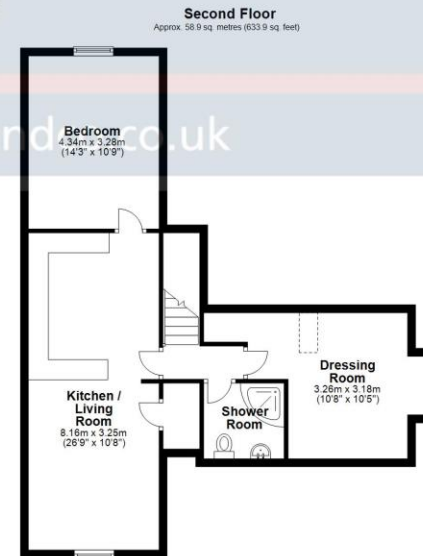
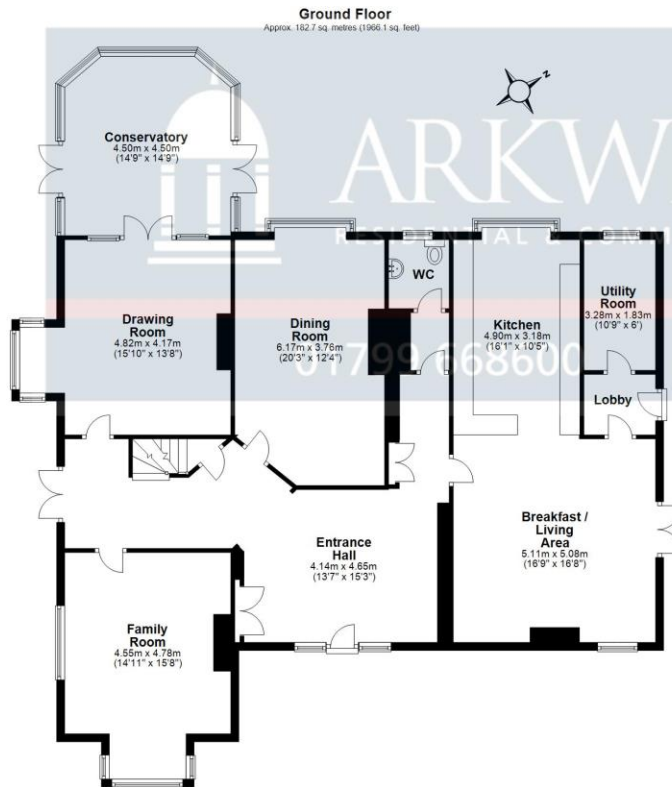
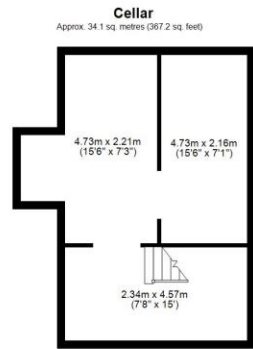
Ground Floor  
Approx 37 sq m / 393 sq ft



First Floor  
Approx 42 sq m / 449 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





Total area: approx. 414.7 sq. metres (4463.9 sq. feet)

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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