



Ash Tree House
Whiteditch Lane | Newport | Essex | CB11 3UD

HOCKEYS 
ESTABLISHED 1885

Ash Tree House

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- *Brand New*
- *High specification*
- *Four Double Bedrooms*
- *Three Bathrooms & Cloakroom*
- *Spectacular Double Height Reception Room*
- *Study*
- *Utility & Pantry*
- *2524 sq ft*
- *Stunning Kitchen*
- *EPC Rating B*

The Property

One of just two brand new, detached, and superbly designed 4 /5-bedroom homes set in a quiet off-road location in the desirable Essex village of Newport. A stunning feature of this lovely home is the double height vaulted ceiling in the extensive reception room. The accommodation has been laid out with considerable thought and finished to a high standard resulting in a fine family home. Completion Q1 2022.

The Setting

Set in the rolling countryside, Newport has a blend of historic character buildings, modern housing, a mainline train station, with trains into London Liverpool Street and Cambridge, local shops, eateries, public houses, a medical centre, and schooling. The surrounding area offers open green spaces, country walks, charming villages, and quaint public houses. The attractive medieval market town of Saffron Walden is around three miles away and offers a comprehensive range of shops, restaurants, further schooling, leisure centre and golf course as well as historic buildings and gardens. The fine university city of Cambridge is around 18 miles away which offers something for everyone, while Bishops Stortford is located around 10 miles south of Newport and again presents a wide-ranging variety of facilities.



The Accommodation

The entrance door opens to the hallway which has a floor to ceiling window to the rear aspect, skylight, and doors leading to the very impressive double height living accommodation. The extensive area has full height windows, and doors which leads to the rear terrace. The high-quality kitchen is well equipped with integrated appliances and an extensive range of cupboards, including a beautiful island / breakfast bar. From the kitchen area a doorway leads to a large walk-in pantry and utility area. An inner hallway leads to bedroom 2 and 3 which share a bathroom. A cloakroom is also accessed from the main room as is the staircase to the first floor. From the entrance hall to the left is bedroom 4, a shower room and a study.

On the first floor there is a generous master suite with shower room and ample wardrobe space.

Outside

The homes are accessed by a private driveway which leads to parking, and a double garage. The private gardens are enclosed by fencing and laid to lawn. Each property a decking terrace which is access by the Bi-fold doors from the main reception room.

Services

Water and Electricity are connected. Drainage is private. Heating is via air source pump.

Local Authority

Uttlesford District

Council Tax

TBC

EPC Rating

B

Images

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Hockeys Heritage is unquestionable.

Established in Cambridge in 1885 by William T. Hockey, the firm has been selling homes in Cambridge and the surrounding villages for over 130 years.

You will find that our staff are as people motivated as they are sales motivated, and we will take the time to get to know our clients, their property, and their aspirations.

Of course, if you are selling your home through us then our main priority is to put all our efforts into achieving a smooth sale and at the best price.

If you are buying a property through us, we appreciate that the process can be occasionally stressful, so we hope you will welcome some time and advice from us along the way. The sale or purchase of your home is not just another transaction to you - and neither is it to us.

Specification

Kitchen

- Designer range kitchen with quartz worktops and upstands with soft closer drawers and doors
- Detached kitchen island with breakfast bar and AEG hob with integrated extractor fan
- Integrated AEG oven and microwave
- Integrated dishwasher and fridge/freezer
- Integrated wine cooler and cold/hot taps
- Separate utility room and pantry

En-suites, Bathrooms and Cloakrooms

- White contemporary sanitaryware with chrome fittings
- Full-height tiling around bath and shower enclosures
- Half-height tiling to walls with sanitaryware fitted
- Single tile splash-back to cloakroom basins
- Thermostatically controlled exposed shower valve with fixed riser head
- Electric mirror cabinets
- Soft closing toilet seat
- Heated towel rails
- Shaver sockets
- Tiled flooring with underfloor heating

Internal Finishes

- White painted ceilings and neutral emulsions to walls
- White satin paint to all woodwork
- 'Pre-finished' doors with brushed-steel ironmongery
- Contemporary deep skirting and architraves

Heating

- Underfloor heating throughout all rooms
- Air source heat pumps (Renewable energy source and therefore reduced utility bills)
- Thermostat controls within each room
- Insulation and reduced heat-loss standards in excess of current Building Regulation standards.

Electrical

- Recessed LED white downlights throughout
- Chrome/polished steel sockets and switches
- USB charging points
- TV points to all principal rooms
- BT points to all principal rooms
- Smoke alarms, with heat alarm to kitchen
- Wiring for Sky Q to living room

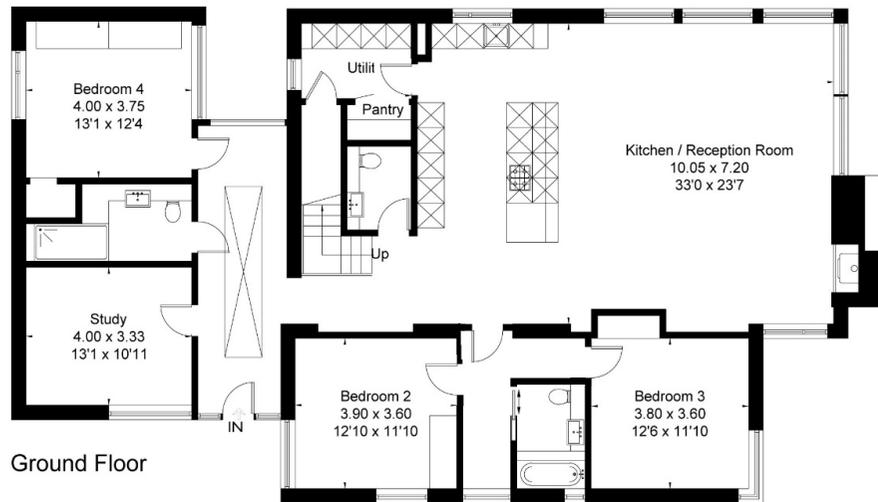
External

- Detached double+ garage
- Multi-locking front and bi-folding doors
- Powder-coated aluminium double glazed windows and large glazed feature units
- Extensive external lighting
- Outdoor sockets and taps provided
- Landscaped private garden with planting
- Electric vehicle car charging point provided
- Brick-built BBQ recessed into chimney

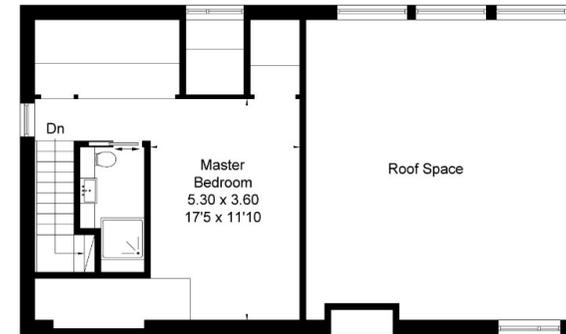
Other

- 10-year new build warranty from Build Zone

Approximate Floor Area = 234.5 sq m / 2524 sq ft
(Excluding Roof Space)



Ground Floor



First Floor

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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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