Knight Frank



THE OLD ORCHARD, 117 FORTON ROAD

Newport, TF10 8BU



A HIGHLY SPECIFIED NEW RESIDENCE

An exceptional newly built 4 bedroom home with open views on the edge of Newport.

4	3	2	EPC
			TBC

Local Authority: Telford & Wrekin Council. Council Tax band: TBC

Tenure: Freehold

Services: Mains electricity and water. Private drainage to shared, newly installed sewage treatment plant which is located in the garden of 115 Forton Road.

Agents Notes: Within the meaning of the Estate Agents Act 1979, the owner of the property is a Director of Knight Frank.

The property will be responsible for 50% of the cost of the upkeep of the sewage treatment plant.

Guide Price: £950,000





THE OLD ORCHARD, 117 FORTON ROAD

Set on the Forton Road, frequently considered Newport's best address, The Old Orchard is an outstanding newly built home finished to exacting standards.

Being just a 15-minute walk to the bustling High Street yet benefitting from open westerly views, the house extends to around 3,000 sq. ft and has been designed with modern living in mind.

The specification includes underfloor heating to both ground and first floors, solar panels, air source heat pump, bespoke kitchen and bathrooms, EV charging and pre installation for CCTV with The Old Orchard benefitting from a 10-year Build Zone warranty.









THE PROPERTY

Entered via a beautifully landscaped front garden and driveway, an oversized aluminium front door opens to the entrance hall. Doors radiate to the ground floor accommodation while there is a useful under stairs cupboard.

The heart of the house is the kitchen dining family room which runs front to back extending to over 8 metres long and offers delightful triple aspect views. Set at the garden end of the space, the bespoke kitchen includes a range of wall, floor and island cabinetry set beneath a Quartz worksurface.

The kitchen is fitted with a range of Neff appliances including full height fridge, full height freezer, a pair of hide and slide ovens, induction hob, extractor and dishwasher.

A set of bi folding doors open to the west facing terrace, while there is space for both dining at the island and more formally as well as informal seating.











The study is located centrally off the entrance hall and offers a superb home working space with an abundance of natural light via a vast wall to wall window.

Adjacent is the expansive sitting room which provides plenty of space for seating and includes a built-in media wall with cupboards and a set of bi folding doors to the terrace.

The utility provides additional matching cabinetry to the kitchen which includes two tall cupboards ideal for coats and shoes while the guest WC provides a serene, well-appointed space with floating vanity unit and illuminated mirror.

The integral garage completes the ground floor and includes an electric / remote operated up and over door as well as work surface height sockets.







UPSTAIRS



The hand-built staircase rises to the first-floor landing which is a room in itself, complete with semi vaulted ceilings. Doors lead to all bedroom accommodation whilst storage has been considered with a purpose-built airing cupboard being a considered addition. The principal suite is notable for both its size and far-reaching views across the adjoining rugby club and fields beyond. Offering a dual aspect, the bedroom area leads on to the en suite shower room which is complete with dual vanity unit, illuminated mirror and double shower with lit niche.

The second bedroom is of equal size and includes a highly specified en suite shower room as well as the same far-reaching views. There are a further two double bedrooms while the family bathroom is a sumptuous space which includes tiled bath with lit niche, separate double shower with lit niche and illuminated mirror.







GARDEN & GROUNDS

Set behind a pair of double gates, The Old Orchard offers an extensive landscape front driveway and garden which provide an impressive welcome. There is parking for numerous vehicles, while the driveway leads to both the double garage and paved path to the front door.

There is side access to either side of the house which leads to the rear garden. An expansive rear terrace extends out from the length of the rear of the house, with a large seating / outside dining area found off the kitchen.

The remainder of the gardens are laid to lawn, with the entire rear of the property enjoying a sunny westerly facing aspect.









LOCATION

The Old Orchard is set on the edge of the easterly end of the market town of Newport. Very popular with residents, Newport served by Waitrose, Lidl and Aldi supermarkets along with bespoke and independent local shops and a selection of national retailers.

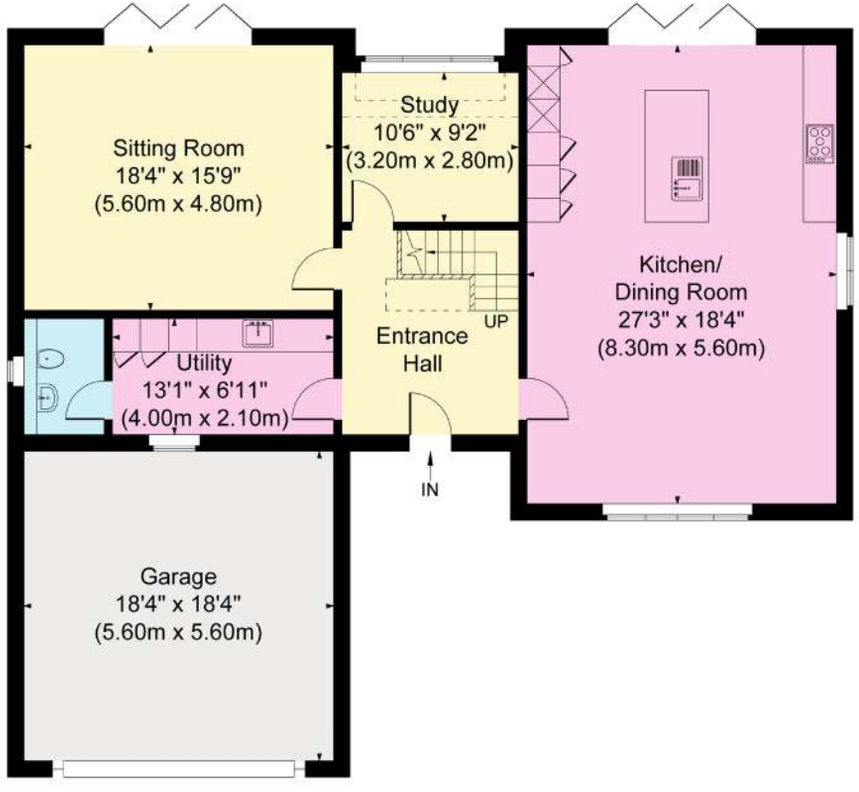
The area is noted for its highly regarded schools, both within the state and private sectors, including Thomas Telford, Wrekin College, Adams Grammar and Newport Girls High, and a range of schools and colleges in Shrewsbury.

Telford and Stafford have stations offering regular mainline rail services to Birmingham and London, with the latter offering intercity access to the capital in just one hour and twenty minutes. The M54 from Telford joins the National motorway network for onward travel and Birmingham Airport.

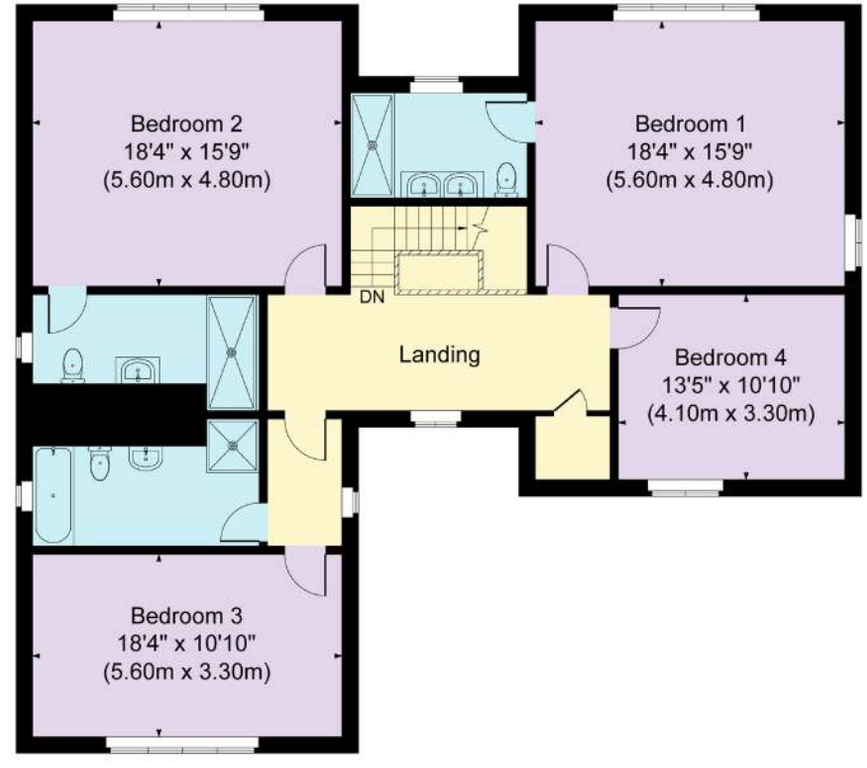




The Old Orchard, Forton Road
Approximate Gross Internal Area
Main House = 248 sq.m/2669 sq.ft
Garage = 31 sq.m/334 sq.ft
Total = 279 sq.m/3003 sq.ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted to tell you more.

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Your partners in property

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