



High Street, Newport, CB11 3PG

**CHEFFINS**

## High Street

Newport,  
CB11 3PG

- Grade II\* Listed
- Beautifully refurbished throughout
- Four bedrooms
- 0.2 of a miles to Newport station
- Charming rear garden
- Driveway and garage with studio above

A charming Grade II\* Listed property occupying a prime position on the High Street. This distinctive home has been beautifully refurbished, showcasing bespoke joinery and outstanding craftsmanship throughout.

4 2 4

**Guide Price £1,350,000**





## 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****ENTRANCE HALL**

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

**RECEPTION ROOM**

Window to the front aspect, feature open fire and glazed doors leading to:

**SUN ROOM**

Two pairs of French doors opening to the garden, vaulted feature windows and bespoke fitted cabinetry.

**CLOAKROOM**

Comprising ceramic wash basin with vanity unit beneath and low level WC.

**SITTING ROOM**

Feature redbrick fireplace with wood burning stove, bespoke fitted cabinetry and window to the front aspect. Double doors opening to:

**DINING ROOM**

Windows to the front and side aspects.

**KITCHEN/BREAKFAST ROOM**

Fitted with a range of handmade base and eye level units with granite worktops, ceramic sink, Aga and space for free-standing fridge freezer. Windows to the rear aspect and doors to adjoining rooms. Step up to:

**BOOT ROOM**

Stable door and window to the side aspect, fitted storage cupboard and door to:

**UTILITY ROOM**

Fitted with base and eye level units, Bosch electric double oven, stainless steel sink, space for American style fridge freezer and space and plumbing for washing machine and tumble dryer.

**BASEMENT**

A useful storage space, housing the water cylinder, fitted shelving, power and lighting connected.

**FIRST FLOOR****LANDING**

Doors to adjoining rooms, windows to the front and rear aspects.

**BEDROOM 1**

Window to the rear aspect, feature fireplace and door to:

**JACK & JILL BATHROOM**

Comprising ceramic wash basin with vanity unit beneath, panelled bath with shower attachment, low level WC, shower enclosure and heated towel rail. Window to the rear aspect and door to:

**DRESSING ROOM**

Window to the side aspect, fitted wardrobes and archway to:

**BEDROOM 3**

Window to the side aspect, fitted wardrobes and door returning to the landing.

**BEDROOM 2**

A vaulted room with windows to the front and rear aspects. Door to:

**WC**

Comprising ceramic wash basin, low level WC and window to the rear aspect. Door returning to the landing.

**BEDROOM 4**

Window to the front aspect and fitted wardrobes.

**BATHROOM**

Comprising ceramic wash basin with vanity unit beneath, panelled bath with shower attachment, shower enclosure and low level WC.

**OUTSIDE**

To the side of the property there are a pair of electric timber gates providing access to the block paved driveway, providing off-street parking and access to the detached garage. Adjoining the rear of the property is a large paved terrace, ideal for al fresco entertaining, with mature beds bordering. Steps lead down to the garden which is predominantly laid to lawn with trees and hedges bordering, providing a good degree of seclusion.

**DETACHED GARAGE**

Accessed via a pair of timber doors, personal door to the side, window to the rear aspect and power and lighting connected. Part-glazed door and staircase rising to:

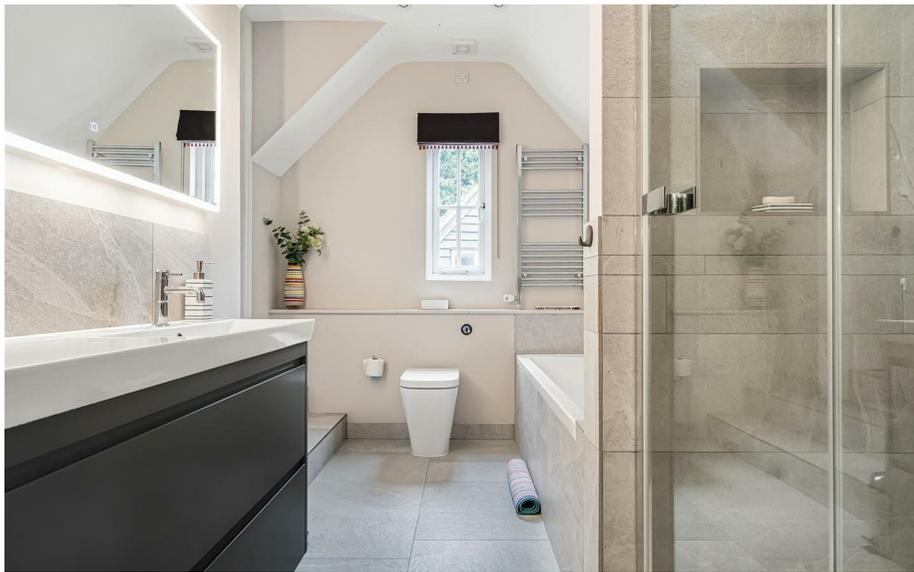
**STUDIO**

Windows to the front and side aspects.

**VIEWINGS**

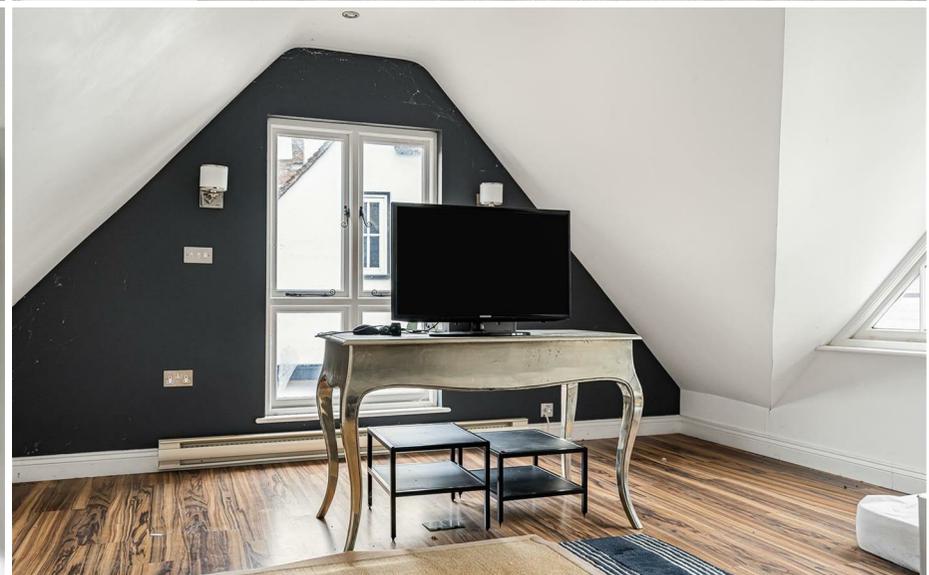
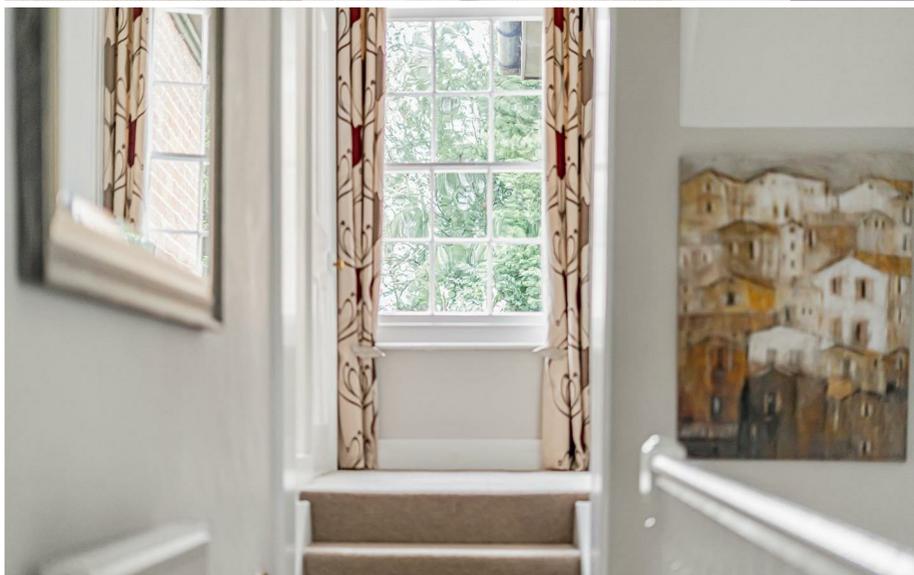
By appointment through the Agents.













Guide Price £1,350,000  
Tenure - Freehold  
Council Tax Band - G  
Local Authority - Uttlesford



**Approximate Gross Internal Area 2972 sq ft - 276 sq m  
(Excluding Garage)**

Ground Floor Area 1607 sq ft – 149 sq m  
 First Floor Area 1365 sq ft – 127 sq m  
 Garage Ground Floor Area 306 sq ft – 28 sq m  
 Garage Area First Floor 249 sq ft – 23 sq m





For more information on this property please refer to the Material Information Brochure on our website.  
Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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.

