



The Elephant, High Street  
CB11 3PE



ARKWRIGHT & CO  
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# The Elephant

High Street | Newport | CB11 3PE

Guide Price £985,000

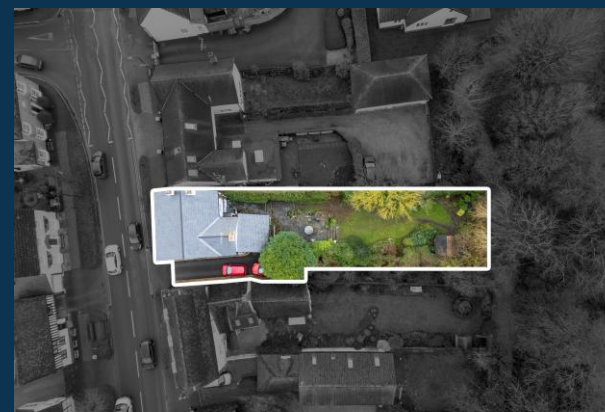
- A handsome Georgian five-bedroom detached family home
- Well-proportioned accommodation over three floors
- Grade II listed with period features throughout
- Lower ground floor with annexe potential
- Principal bedroom with ensuite
- Garage and off-street parking
- Established rear garden
- Ideally located in the heart of the village just a short walk from amenities and the mainline train station

## The Property

A rarely available, distinguished double-fronted Grade II listed residence, dating back to 1814 and formerly one of Newport's cherished public houses. This five-bedroom, three bathroom detached home offers approximately 2,570 sqft accommodation across three floors, seamlessly blending period charm with modern convenience. Nestled in the heart of the village, the property enjoys a generous mature garden and the benefit of off-street parking—an exceptional offering in such a sought-after location.

## 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 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. 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. 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

In detail the property comprises a pair of grand timber doors with a fanlight above leading into the entrance hall, with staircases to both the first floor and lower ground floor, with an elegant half-landing window allowing for soft natural light. The first reception room is an inviting space, complete with fitted cupboards and shelving, with a charming aspect over Newport's historic High Street. The heart of the home is the kitchen/dining room—a light-filled, versatile space boasting windows to three sides. The kitchen is fitted with bespoke handmade cabinetry, complemented by granite worktops, a twin-bowl ceramic butler sink, and space for a range cooker. The dining area, with its open fireplace and wooden flooring, is perfectly suited for family gatherings and entertaining. A second reception room features a charming fireplace with an inset stove and a stone hearth. A door leads to the rear porch, providing easy access to the garden, while a further door opens into the garden room. This beautifully light and airy space enjoys views over the terraced garden, with elegant three-quarter-height windows and a pair of doors opening onto the outdoor space.

The first-floor landing enjoys natural light from a side-aspect window and provides access to the loft space and adjoining rooms. The principal bedroom is generously proportioned featuring a wide front-aspect window with charming views over the High Street and built-in wardrobes. A door leads to the ensuite, which has been beautifully refitted with a



freestanding roll-top bath, large shower enclosure, a vanity wash basin, WC, and a vanity unit with a marble top. Dual rear-aspect windows provide additional light, and a secondary door allows access back to the landing. Bedroom two is a characterful room with a side-aspect window and a striking Victorian fireplace with a wrought iron inset, carved mantle, and surround. This bedroom also benefits from its own en suite, featuring a large shower enclosure, W.C and a vanity wash basin.

The third and fourth bedrooms are both well-proportioned, with bedroom three enjoying a front aspect overlooking the High Street, while bedroom four benefits from a side-aspect window.

The lower ground floor is a highly versatile area offering a multitude of uses, including a self-contained annexe, home office, or games



area. The hallway features a substantial built-in storage room, currently used as a wine cellar, with open-plan access to the kitchen/utility room. Fitted with an extensive range of base and eye-level units, complemented by generous worktop space, a twin-bowl sink, space for a washing machine and tumble dryer, and an integrated fridge. A window provides natural light, while a door offers direct access to the garden and terrace. The fifth bedroom has an obscure high-level window to the front aspect and a side-aspect window with shutters—formerly used as the beer barrel opening when the property functioned as a public house. A shower room incorporates a shower enclosure, WC and wash hand basin. A further door provides access to a storage/boiler room, which houses a recently upgraded Worcester gas-fired boiler and a pressurized hot water system. Completing this floor is a generously sized games room, a flexible space with an obscure glazed high-level window, currently home to an American-style pool table.

#### Outside

There is a driveway to the side of the property providing off-street parking and access to the garage, with up and over door and power and lighting connected. To the rear of the property is a large paved terrace which is ideal for al fresco entertaining with the garden being mainly laid to lawn with mature shrubs and planting which affords a good degree of privacy. At the bottom of the garden is a useful timber shed.

#### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast 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

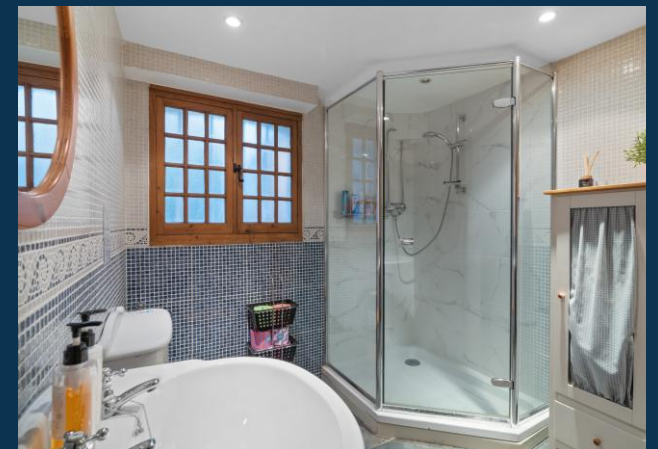
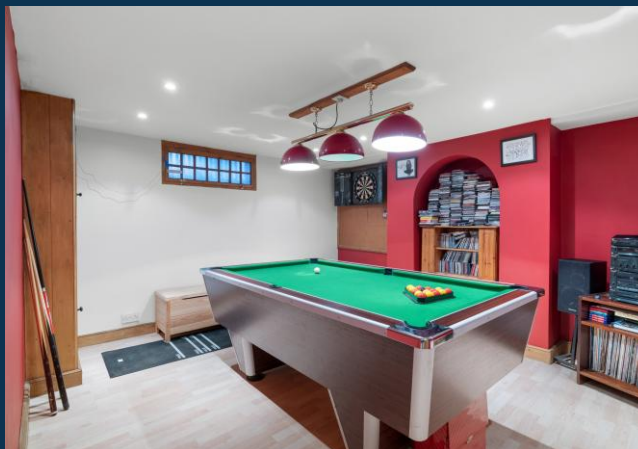
EPC — Not applicable





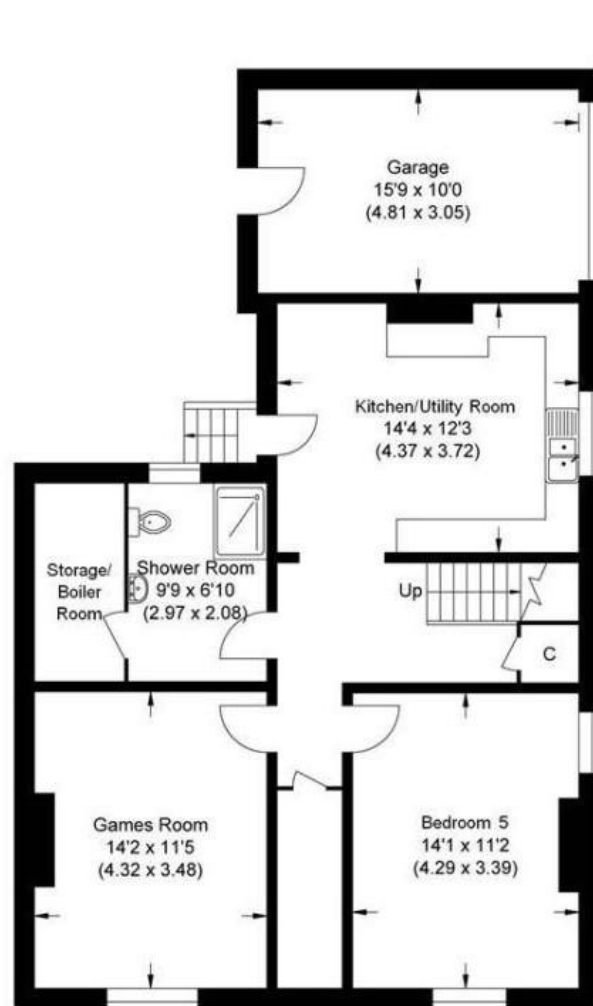




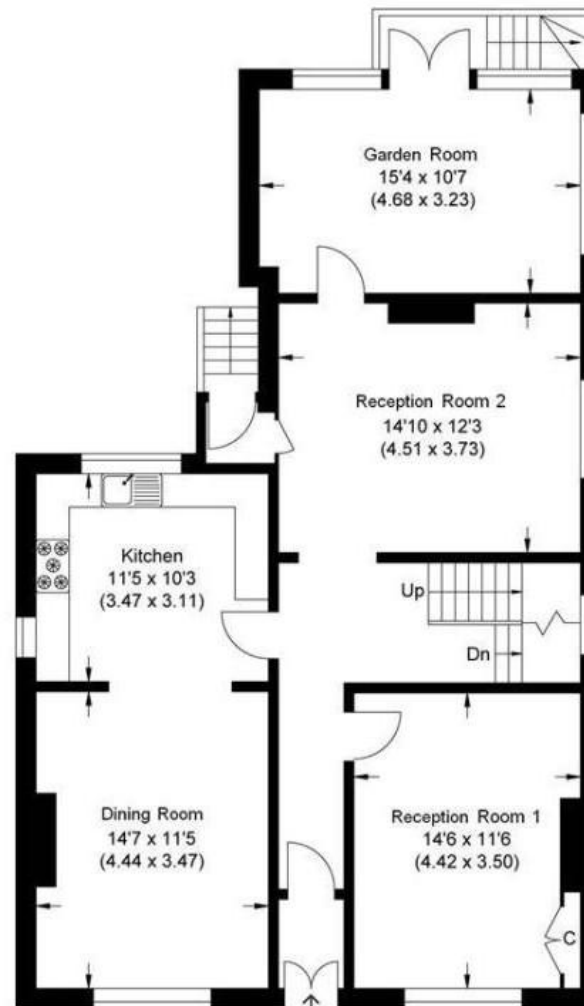




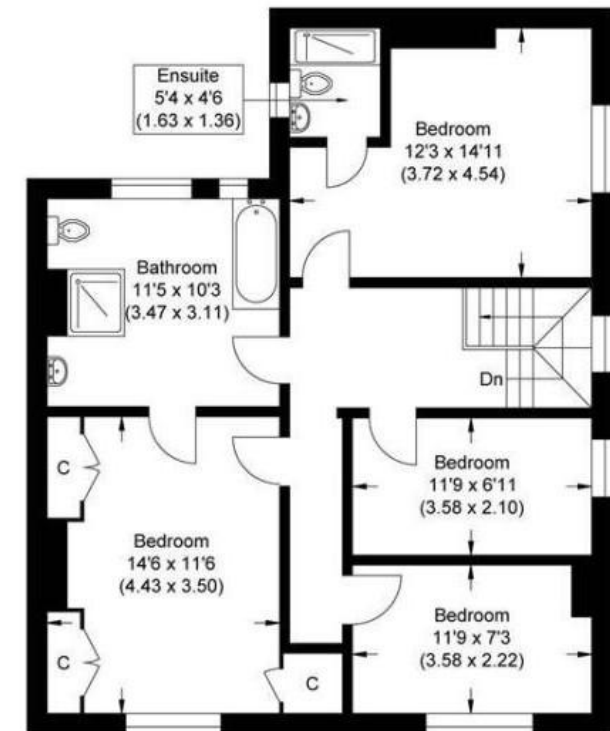
253.51 sq m / 2728.75 sq ft  
(Includes Garage)  
Garage Area : 14.67 sq m / 157.90 sq ft



Lower Ground Floor



Ground Floor



First Floor

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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