



8 Hills Drive, Newport
CB11 3ZB



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RESIDENTIAL & COMMERCIAL AGENTS

8 Hills Drive

Newport | Essex | CB11 3ZB

Guide Price £685,000

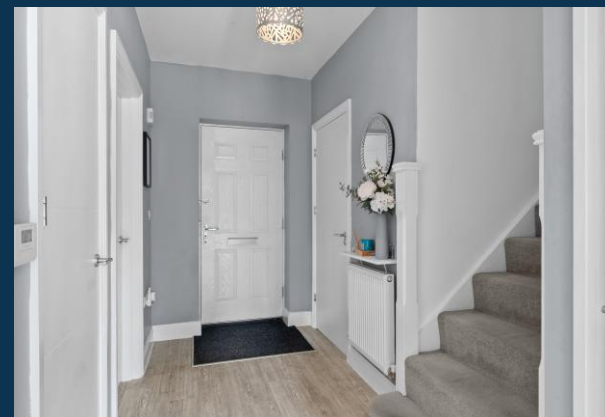
- An attractive four-bedroom, three bathroom detached property
- Built in 2018 with NHBC Warranty remaining
- Two receptions rooms
- Principal bedroom suite on the second floor
- Three further double bedrooms, one with ensuite
- Detached garage and off-street parking
- Good size rear garden
- Within walking distance of mainline train station and village amenities

The Property

An immaculate four-bedroom, three bathroom detached family home with accommodation over three floors, built in 2018 by Cala Homes. There is approximately 1646sqft of beautifully presented living space coupled with off road parking, detached garage, rear garden and located on a highly popular, modern development.

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 2025 "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. There are two 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

A generous entrance hallway sets the tone for this beautifully presented home, opening into a bright and welcoming sitting room with French doors leading directly onto the patio and rear garden—perfectly suited to both relaxed family living and entertaining. To the front of the house lies a well-proportioned kitchen/breakfast room, thoughtfully designed with sleek, contemporary cabinetry, integrated appliances, and a central island providing informal seating. The ground floor also features a separate dining room with access to the garden, as well as a useful cloakroom.

The first-floor landing has stairs rising to the second floor and doors to three bedrooms and family bathroom. Bedroom two has a built-in wardrobe, ensuite comprising shower enclosure, W.C and wash hand basin and a window to the rear aspect. A third double bedroom has a window to front aspect. Bedroom four is a double room with window to rear aspect. The family bathroom comprises shower enclosure, panelled bath, W.C and wash hand basin.



Occupying the entire top floor, the principal bedroom suite offers an impressive retreat, with a generous double bedroom, ample fitted wardrobe space, and a smartly finished en suite shower room.

Outside

To the front of the property, a smart block-paved driveway provides off-street parking and leads to a detached garage, offering excellent storage or secure parking. The garage also presents scope for alternative use, such as a home office or garden studio, subject to the necessary consents.

The rear garden is fully enclosed and enjoys a good degree of privacy. Mainly laid to lawn, it features a variety of thoughtfully arranged seating areas, including a paved terrace ideal for outdoor dining and summer entertaining. Well-stocked borders and mature planting enhance the sense of seclusion, creating a peaceful and inviting setting for both family life and social gatherings.

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 and tiled roof

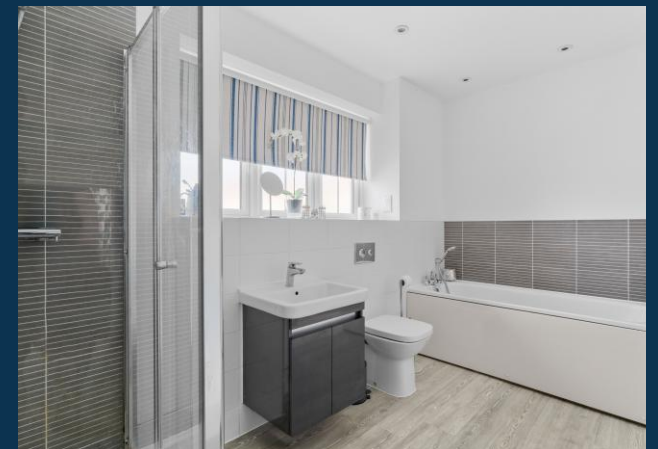
Local Authority – Uttlesford District Council

Council Tax – F

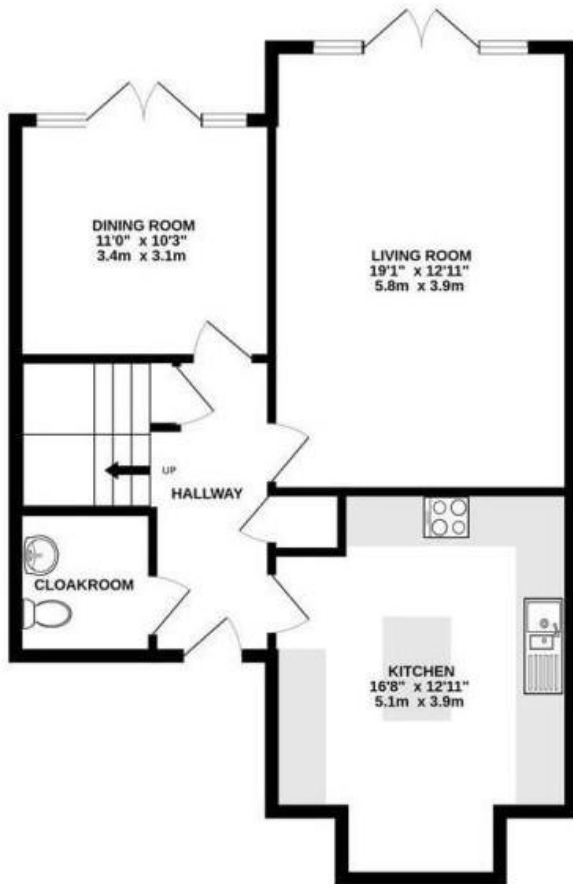
Agents Note - Annual estate charge of approx. £350



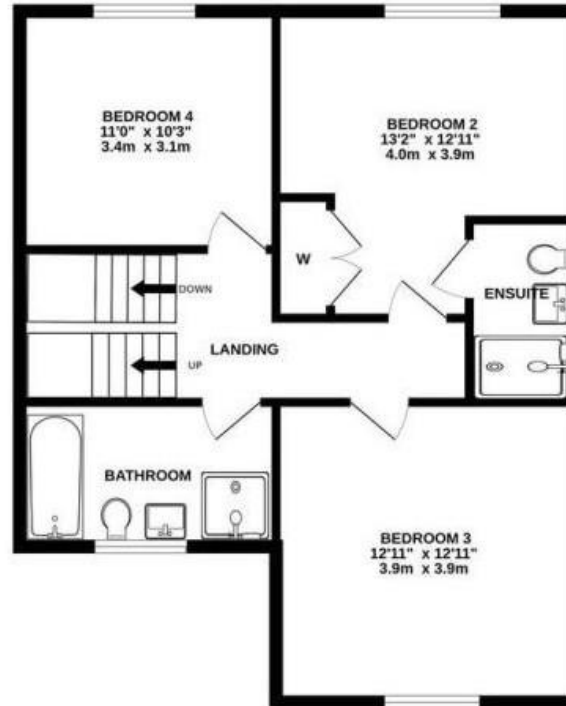




GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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