



10 Church Street, Newport  
CB11 3RA



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 10 Church Street

Newport | Essex | CB11 3RA

## Offers Over £450,000

- Beautifully Presented Period Home
- Off Street Parking
- Courtyard Garden
- Garden Storage Sheds
- Character Features Throughout
- Walking distance of mainline train station
- 2/3 Bedrooms
- Downstairs W/C & Family Bathroom
- Modern Fitted Kitchen
- EPC: E Rated

### The Property

10 Church Street is a stylish beautifully presented 2/3-bedroom period cottage, occupying a delightful position, tucked away in the heart of this well served and popular village enjoying, being close to the picturesque Elephant Green, overlooking the Church and being within a short walk of the local amenities.

### 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. 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, Aldi and Lidl 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





The property is superbly presented and has been well maintained by the current owners to provide a light and airy living with a good degree of flexibility, including a dining area set off to the rear of the property that leads to a study/3<sup>rd</sup> bedroom with utility room and downstairs W/C.

In detail, the property provides on the ground floor of an attractive entrance hall with wood flooring and built in storage, a front sitting room with window to the front aspect with exposed chimney housing a multi fuel stove. The stylish kitchen is fitted with a range of modern base and eye level units with light stone effect work surface over incorporating a sink, electric hob and oven with extractor hood above. There is also an integrated fridge and dishwasher, and an outside water softener. The property benefits from an original cast iron stove as a feature, tiled flooring and window to the rear aspect. From the kitchen there are stairs leading to the first floor and a glazed door leading out to a dining area with vaulted ceiling with Velux windows, tiled flooring and French doors leading out to the side courtyard garden and internal door leading to a study/bedroom 3 with Velux window and door leading to a utility room/ cloakroom. The dining area through to the study/bedroom 3 and the utility room / W/C benefits from underfloor heating.

On the first floor the property benefits from 2 bedrooms, including a good size double bedroom with window to the rear aspect, and a good size single with window to the front aspect and attractive views over the church and benefitting from an original



fireplace with cast iron surround. Both bedrooms have built-in wardrobes and cupboards. There is also a bathroom suite comprising of a three-piece suite which has recently been modernized with stylish taste.

### Outside

Outside there is a pleasant and private courtyard garden which combines secure gated off-road parking. There is also small workshop/storage area with power.

### Services

Mains electric, water and drainage are connected. Gas fired central heating. Superfast broadband is available and mobile signal is good.

**Tenure** – Freehold

**Property Type** – End of Terrace

**Property Construction** – Brick with tiled roof

**Local Authority** – Uttlesford District Council

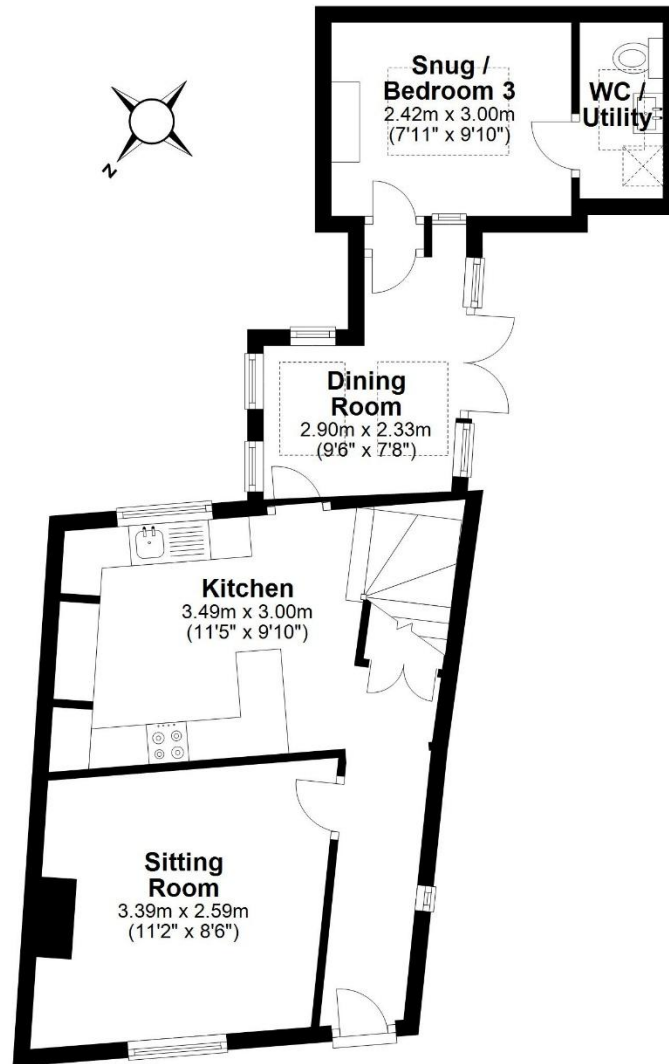
**Council Tax**– D





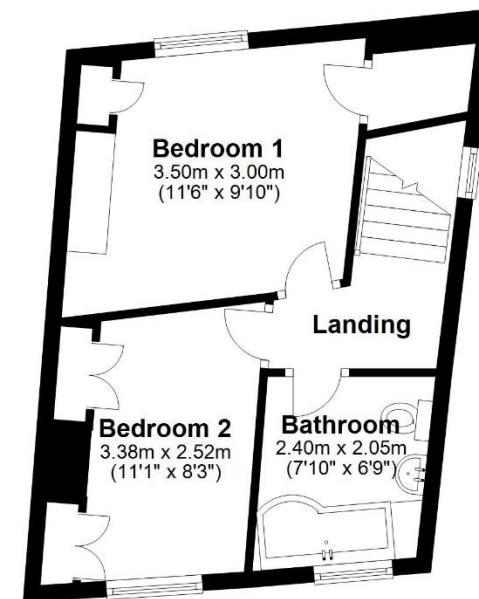
## Ground Floor

Approx. 47.3 sq. metres (508.6 sq. feet)



## First Floor

Approx. 31.4 sq. metres (337.5 sq. feet)



Total area: approx. 78.6 sq. metres (846.1 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

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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