



Pond Cross Cottage, High Street
CB11 3PQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Pond Cross Cottage

High Street | Newport | CB11 3PQ

Guide Price £500,000

- A charming, three bedroom, Grade II listed semi-detached cottage
- Sitting room with log burner
- Renovated by the current owner to a high standard throughout
- Off road parking for several vehicles
- Detached garage
- Attractive mature garden
- Well located in the heart of Newport just a short walk to the mainline train station
- Viewing highly recommended

The Property

Pond Cross Cottage is a charming, semi-detached, three-bedroom Grade II Listed Victorian cottage which has undergone renovation by the current owner. Benefitting from a mature garden, off-street parking and detached garage. Located in the heart of the popular and well-served village of Newport, just a short walk to the mainline train station.

The Property

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, and Aldi supermarkets are all within a 10-minute drive.

The Accommodation

Pond Cross Cottage is a most charming Grade II Listed Victorian home, full of character and thoughtfully arranged over three floors. On entering through the oak front door, the welcoming sitting and dining room immediately sets the tone, a generous space with high ceilings and original floorboards, centred around a striking fireplace with bespoke storage either side. A large leaded bay window draws in the light and frames views of the village street beyond. The kitchen lies to the rear, fitted with a range of sleek cabinetry with work surfaces and integrated appliances. From here, stairs descend





to a useful basement room – ideal as a pantry, wine store or additional utility space. A door opens directly to the garden, creating a lovely connection to the outside.

Upstairs, the first floor provides two comfortable bedrooms, both recently carpeted with built-in storage, together with a superb family bathroom. The principal bedroom benefits from a large walk-in wardrobe, while the second enjoys views to the side.

A further staircase leads to the top floor where a third bedroom is tucked beneath the eaves, complete with its own en suite shower room.

Outside

The property is approached by a generous shingle driveway providing parking for several vehicles and leading to a detached garage. Currently arranged as a utility and office, this space offers excellent versatility for modern living, whether as a home-working set-up, studio or gym, but could easily revert back to garaging if desired. The rear garden



is a particular feature, a established space, predominantly laid to lawn with well-established beds and trees, complemented by a paved terrace that lends itself perfectly to outdoor entertaining.

Services

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

Tenure – Freehold

Property Type – Semi - detached

Property Construction – Brick and Timber Construction

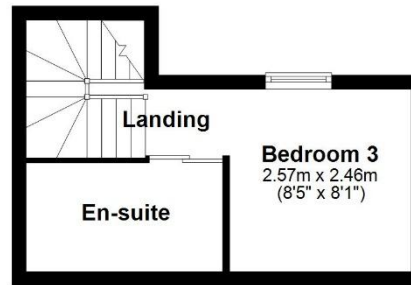
Local Authority – Uttlesford District Council

Council Tax– E



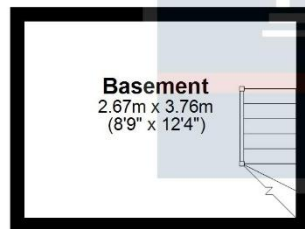
Second Floor

Approx. 15.6 sq. metres (168.1 sq. feet)



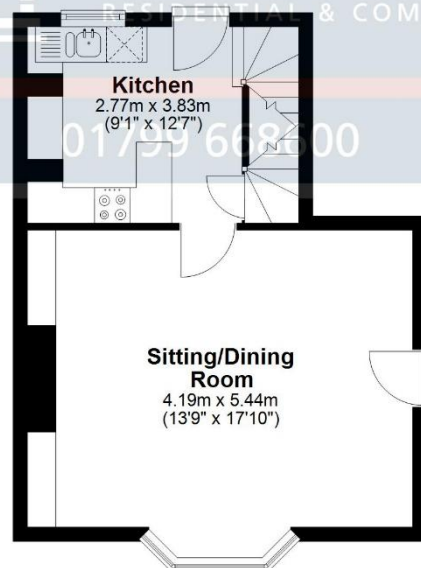
Basement

Approx. 10.0 sq. metres (108.1 sq. feet)



Ground Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



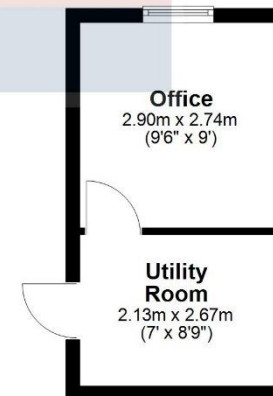
First Floor

Approx. 34.4 sq. metres (370.1 sq. feet)



Outbuilding

Approx. 13.9 sq. metres (149.7 sq. feet)



Total area: approx. 108.0 sq. metres (1162.5 sq. feet)

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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01799 668600

51 High Street, Saffron Walden Essex, CB10 5AR
info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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