



Barba Cottage, Whiteditch Lane
CB11 3UD



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Barba Cottage

Newport | Essex | CB11 3UD

Guide Price £675,000

- An attractive four-bedroom, three-bathroom semi - detached property
- Built in 2019 with NHBC Warranty remaining
- Open plan kitchen/dining area
- Sitting room with log burner
- Top floor, principal bedroom suite
- Three further bedrooms, one with ensuite
- Ample off-street parking with EV charging point
- Established rear garden
- Within walking distance of mainline train station and village amenities
- EPC: B

The Property

Barba Cottage is an exceptional four-bedroom home, forming part of an exclusive collection of just four properties, discreetly positioned on the edge of this sought-after and well-served village. Designed with space and light in mind, the property offers well-balanced accommodation finished to an impressive specification throughout. Externally, the home benefits from ample off-road parking and a beautifully landscaped, enclosed rear garden.

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

The property is entered via a welcoming reception hall with a full-height window and staircase rising to the first floor, together with a useful understairs storage cupboard. The sitting room enjoys a pleasant outlook to the front over the lane and surrounding area and features a fireplace with exposed brickwork, hearth and a multi-fuel stove, creating an inviting focal point. To the rear, the impressive kitchen/dining room provides a wonderful space for both everyday living and entertaining, flooded with natural light through bi-folding doors that open onto the terrace and garden with remote controlled electric blinds fitted. The kitchen is fitted with a sleek range of handleless units and a breakfast bar, complemented by stone composite worktops and high-quality Neff appliances including an induction hob with extractor, eye-level double oven and plate warmer, fridge, freezer, and integrated dishwasher. In addition, there is a Quooker boiling water & filtered water tap, there is also a water softener. A separate utility room offers additional storage and workspace, together with a sink unit, integrated washer dryer and access to the garden. Completing the ground floor is a contemporary cloakroom with a wall-hung WC, wash basin, and tiled walls and flooring.

The first-floor landing features a window to the front aspect, a staircase leading to the second floor, and a built-in airing cupboard housing the pressurised hot water cylinder. The second bedroom enjoys views over the rear garden and



surrounding area and includes built-in wardrobes, together with a stylish en suite fitted with a large shower enclosure, concealed cistern WC, wash basin, heated towel rail, illuminated mirror, and contemporary tiling. The third bedroom overlooks the lane to the front and also benefits from built-in wardrobes, while the fourth bedroom offers a pleasant outlook to the rear.

Completing the first floor is a modern family bathroom featuring a panelled bath with shower over, concealed cistern WC, wash basin, heated towel rail, illuminated mirror, and tiled walls and flooring.

The second-floor landing provides access to the principal bedroom and a useful walk-in store room with restricted head height. The principal bedroom is a generous and light-filled space, featuring a pair of Velux skylights, built-in wardrobes, and additional eaves storage. An adjoining en suite is fitted with a contemporary suite including a large shower enclosure, concealed cistern WC, wash basin, heated towel rail, tiled walls and flooring, and a Velux skylight providing natural light

Outside

To the front of the property, a generous driveway provides extensive parking with a 7kw EV charging point, complemented by a neatly landscaped garden and a natural sandstone path leading to the rear. The rear garden features a beautifully finished sandstone terrace, perfect for outdoor dining and entertaining, which opens onto an area of lawn bordered by thoughtfully planted flower and shrub beds with a timber shed, creating a peaceful and private setting.

Services

Mains electric, water and drainage are connected. Air source heat pump fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi - detached

Property Construction – Brick built and tiled roof

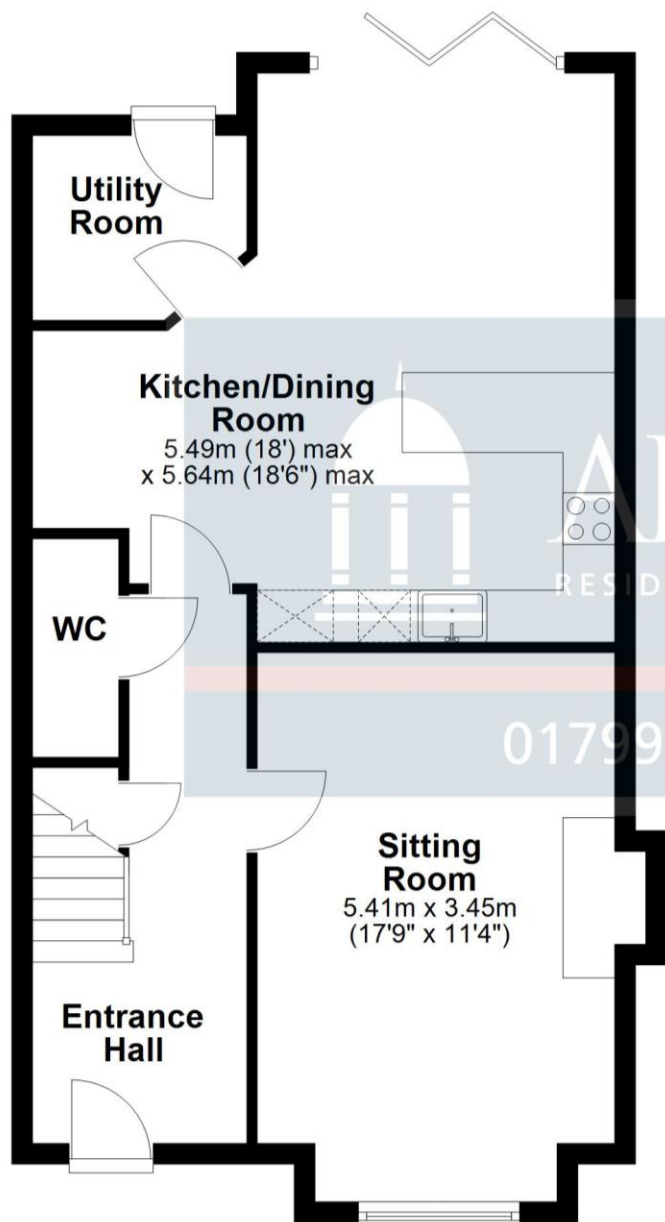
Local Authority – Uttlesford District Council

Council Tax – E



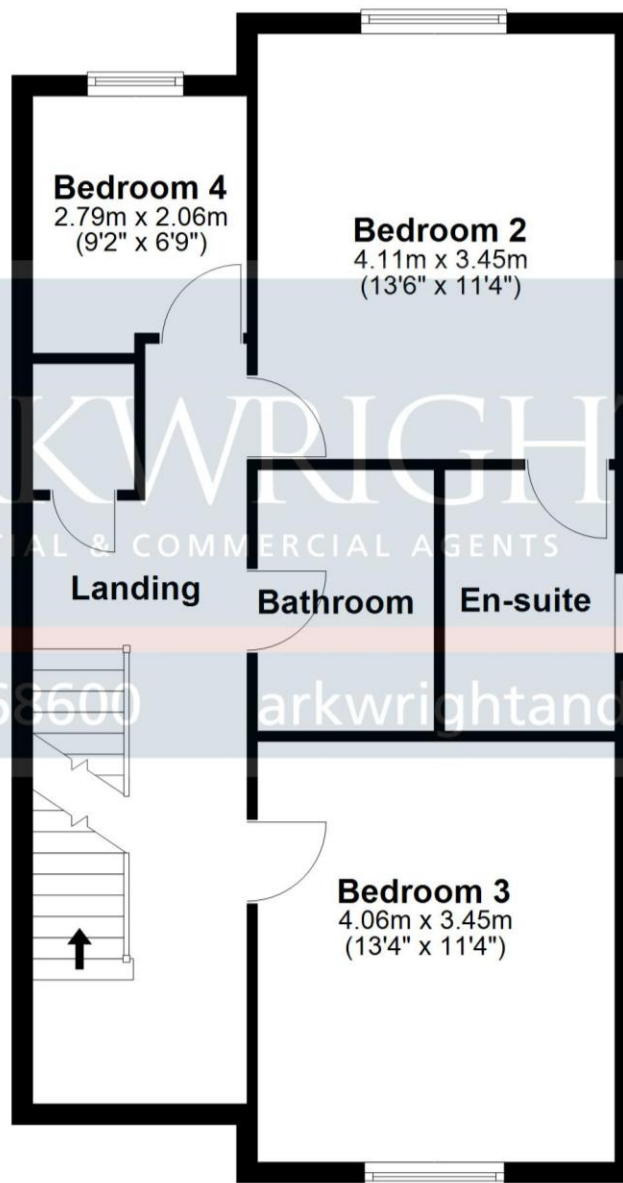
Ground Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



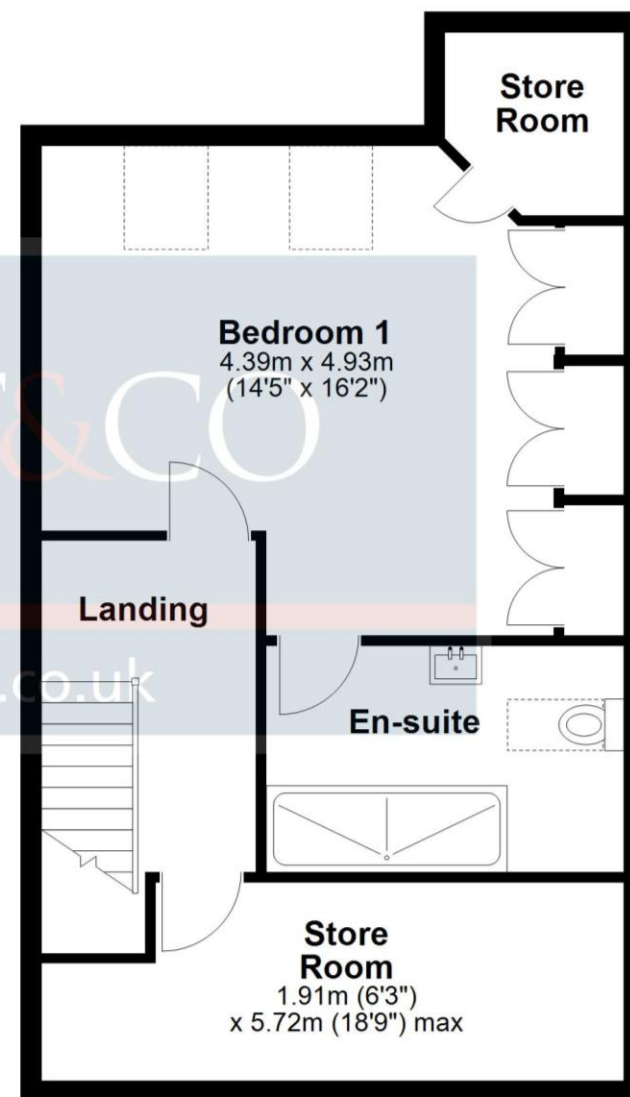
First Floor

Approx. 58.8 sq. metres (632.7 sq. feet)

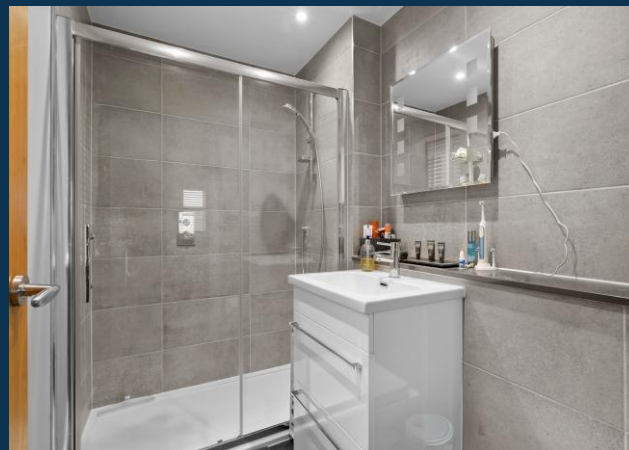


Second Floor

Approx. 52.6 sq. metres (565.8 sq. feet)

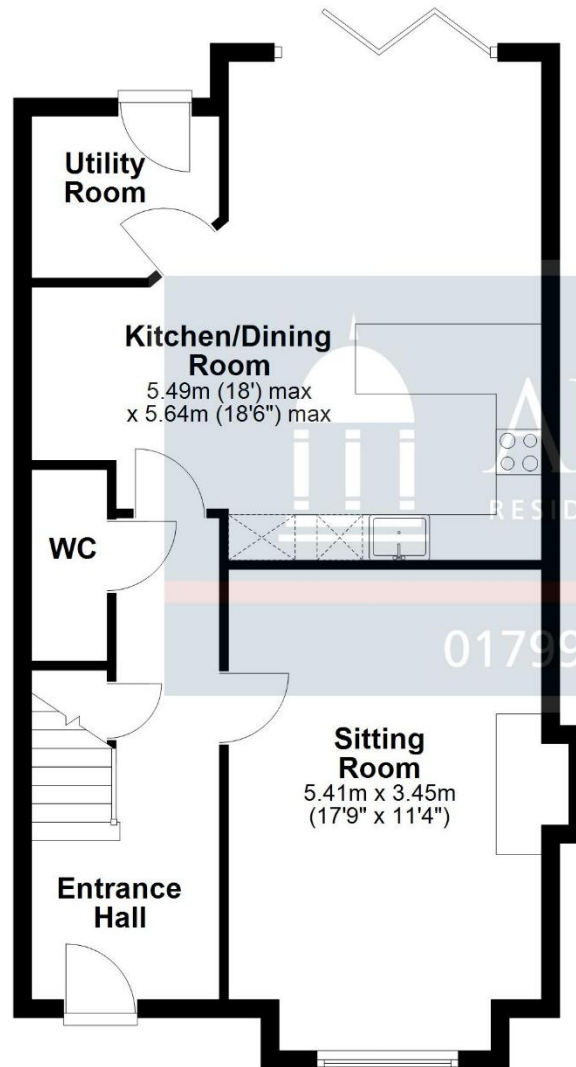


Total area: approx. 169.5 sq. metres (1824.8 sq. feet)



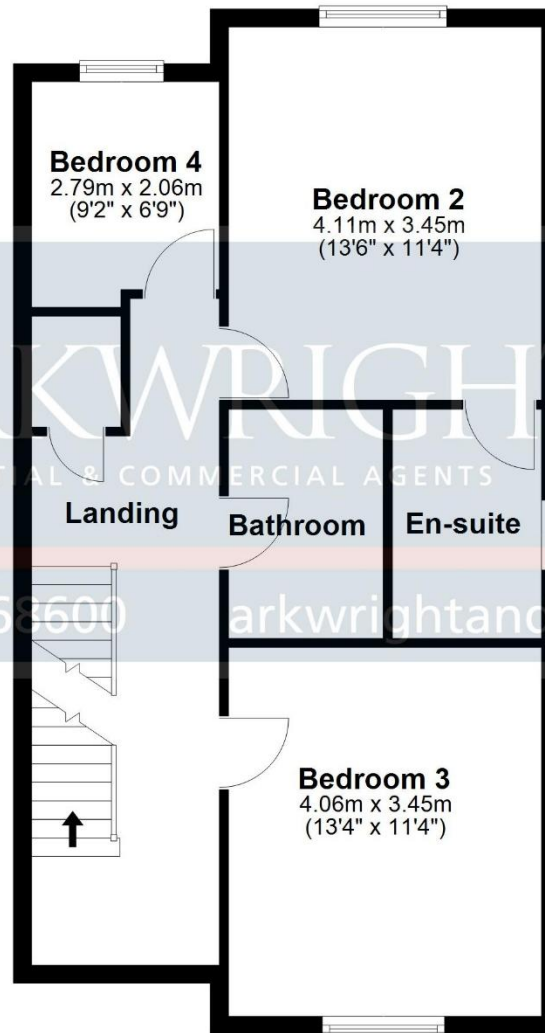
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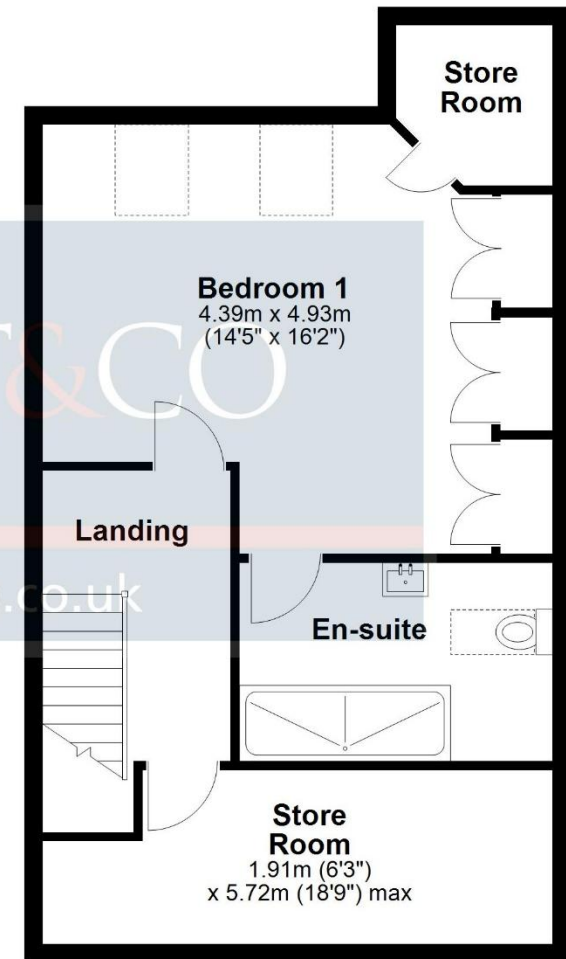
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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances 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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