



Whitehorse Lane, Newport, CB11 3RG

**CHEFFINS**



## Whitehorse Lane

Newport,  
CB11 3RG

- Spacious detached home
- Large reception room with stove
- Well-appointed kitchen/diner
- Four en suite bedrooms
- Garage & off-street parking
- Conveniently located for commuters

An individual detached barn style property sitting in a tucked away location. The property offers versatile accommodation together with garage and off-street parking. OFFERED CHAIN FREE.

4 4 2

**Guide Price £575,000**





## LOCATION

The popular village of Newport has a range of amenities including a Church, Inns, shops, post office and excellent schools. The village has its own railway station giving commuter access to London's Liverpool Street and Cambridge and Audley End Station, with fast trains into Liverpool Street, is just 1.5 miles from the property. The market town of Saffron Walden with its excellent shopping and recreational facilities is three miles away and Bishops Stortford which also has a main line station and the M11 motorway access point (junction 8) is approximately ten miles south, also giving access to Stansted Airport.



## GROUND FLOOR

### ENTRANCE HALL

Double glazed entrance door with adjoining obscured double glazed window, staircase rising to the first floor with oak handrail and glass balustrade, oak flooring flowing through to the sitting/dining room, built-in storage cupboard housing the underfloor heating manifold.

### CLOAKROOM

Comprising WC, wash basin and obscure double glazed window.

### RECEPTION ROOM

An impressive reception space providing versatile use with a double sided stove and exposed brickwork, a series of full height double glazed windows and a pair of double glazed doors with access and views onto the rear garden and terrace, 2 further windows to the side aspect.

### KITCHEN/DINER

Fitted with a range of units with stone worktop space, twin sink unit, integrated dishwasher, double oven and microwave, space for American style fridge freezer, stone flooring, double glazed window to the rear aspect together with a pair of double glazed doors with adjoining full height windows providing access and views onto the terrace and garden.

### UTILITY ROOM

Worktop space with tiled splashbacks, sink unit and space for washing machine and tumble dryer, stone flooring.

### WC

Comprising a WC with hidden cistern, wash basin, tiled flooring and obscured double glazed window.

## BEDROOM 4/FAMILY ROOM

A versatile room offering a variety of uses with large walk-in wardrobe/dressing room and double glazed window to the side aspect.

### EN SUITE

Comprising panelled bath with shower over, vanity wash basin with cupboards below, WC with hidden cistern, tiled walls and flooring and heated towel rail.

## FIRST FLOOR

### LANDING

Skylight providing natural light and doors to adjoining bedrooms. The first floor rooms have restricted head height due to sloping eaves.

### BEDROOM 1

Four skylights with fitted blinds providing natural light and door to:

### DRESSING ROOM

Built-in eaves wardrobes, skylight with fitted blind and door to:

### EN SUITE

Comprising shower enclosure, vanity wash basin, WC with hidden cistern, tiled walls and flooring, heated towel rail and skylight with fitted blind.

### BEDROOM 2

A pair of glazed doors with adjoining double glazed windows opening to a Juliet balcony, eaves fitted wardrobes.

### EN SUITE

Comprising shower enclosure, vanity wash basin, WC with hidden cistern and tiled walls and flooring.

### BEDROOM 3

Double glazed window to the side aspect.

## EN SUITE

Comprising WC, shower enclosure, vanity wash basin, tiled walls and flooring and heated towel rail.

## GARAGE

Timber glazed doors, vehicular access from the driveway with a glazed personal door to the rear for access from the garden, power and light connected, housing the boiler. There are two off-road parking spaces in front of the garage.

## OUTSIDE

The property is set in a tucked away location and is well placed within walking distance of the local amenities including shops, schools and the train station. Adjoining the rear of the property is a paved terrace with steps leading to the garden which is mainly laid to lawn, enclosed by fencing and enjoys a good degree of privacy.

## MATERIAL INFORMATION

Tenure - Freehold

Council Tax Band - F

## VIEWINGS

By appointment through the Agents.







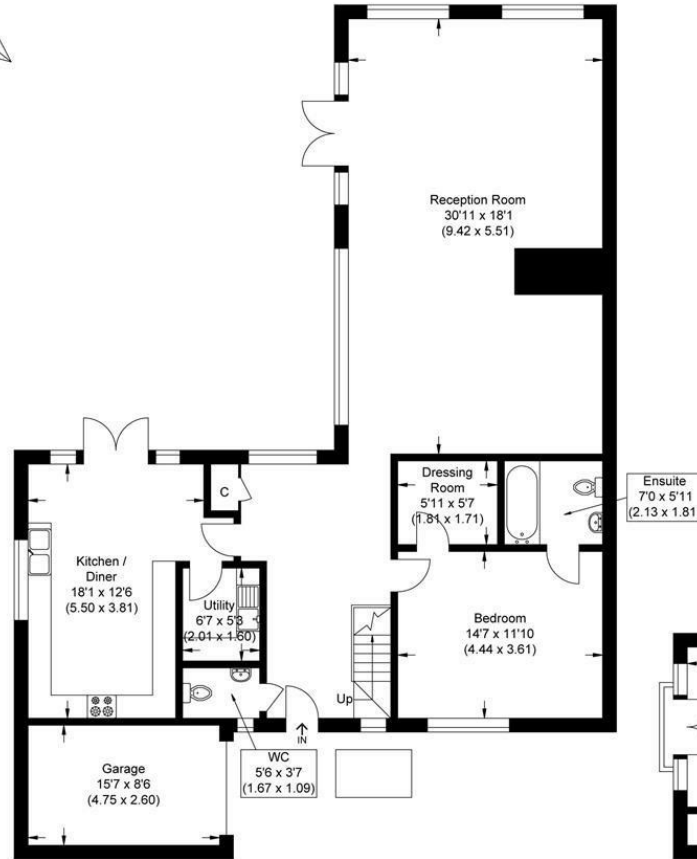
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

Guide Price £575,000

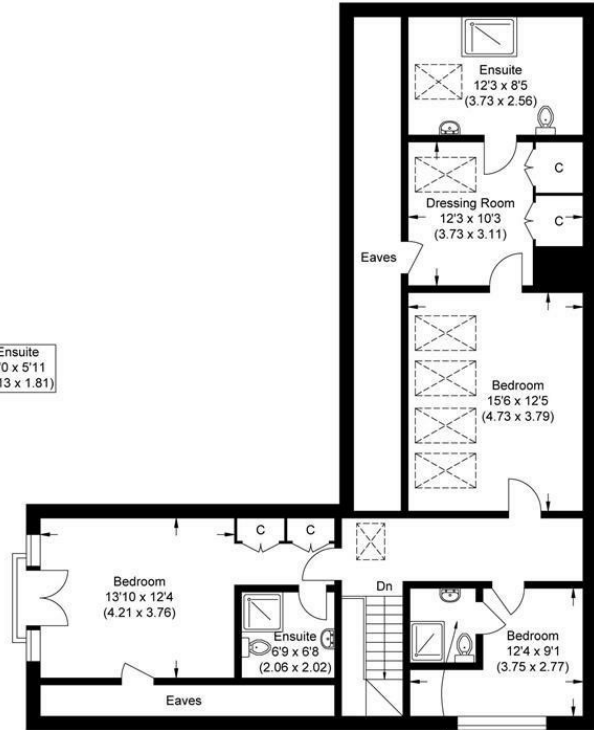
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Local Authority - Uttlesford



Ground Floor



First Floor

Approximate Gross Internal Area  
207.74 sq m / 2236.09 sq ft  
(Excludes Garage & Eaves)  
Garage Area : 10.79 sq m / 116.14 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.