



Station Road, Newport, CB11 3PL

**CHEFFINS**

## Station Road

Newport,  
CB11 3PL

- Close proximity to a mainline station
- Handsome Victorian home
- Beautifully presented
- Four bedrooms
- Landscaped rear garden
- Ample off street parking

A handsome, Victorian home situated in a favourable village location just a short walk to the station. The property offers a wealth of period charm and beautiful presentation, together with off-street parking and a landscaped rear garden.

4 3 2

**Guide Price £725,000**





## 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. 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

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

### SITTING ROOM

Bay window to the front aspect and window to the side aspect, feature fireplace with open fire and bespoke fitted cabinetry.

### DINING ROOM

Window to the side aspect with shutters, feature fireplace with wood burning stove, fitted storage cupboards and original wooden floor.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units, ceramic sink unit, Range cooker with extractor hood over, integrated dishwasher and space for free standing fridge freezer. Window to the side aspect and glazed stable door to the rear aspect.

### UTILITY ROOM/WC

Fitted with base units with oak worktop space over, space and plumbing for washing machine and tumble dryer, pedestal wash basin and low level WC. Feature stained glass window to the rear aspect.

## BASEMENT

## FAMILY/CINEMA ROOM

Window to the side aspect and door to airing cupboard, with additional space for storage.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms and lantern light providing a good degree of natural light.

### BEDROOM 1

Window to the front aspect, fitted wardrobes, feature cast iron fireplace and door to:

### EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure and window to the side aspect.

### BEDROOM 2

Window to the side aspect, fitted wardrobe and door to:

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC and shower enclosure.

### BEDROOM 3

Window to the side aspect and door to:

## EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure and fitted wardrobe.

## BEDROOM 4/OFFICE SPACE

Window to the rear aspect.

## OUTSIDE

There is a driveway providing off-street parking for several vehicles. There is gated side access to the professionally landscaped, Mediterranean-style rear garden with a sandstone patio for alfresco entertaining, raised planting beds, central lawn area and summerhouse. In addition, there is an ancillary area with bike storage.

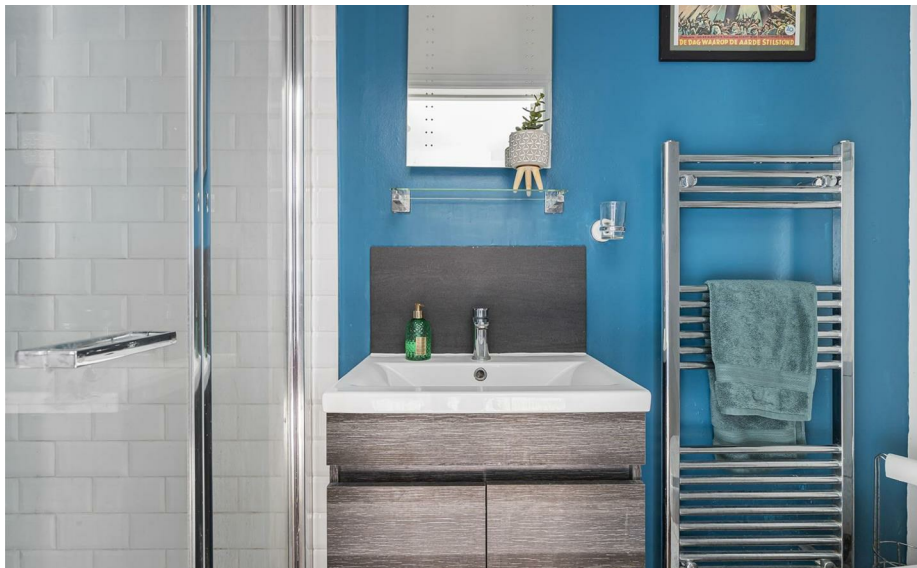
## AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

## VIEWINGS

By appointment through the Agents.



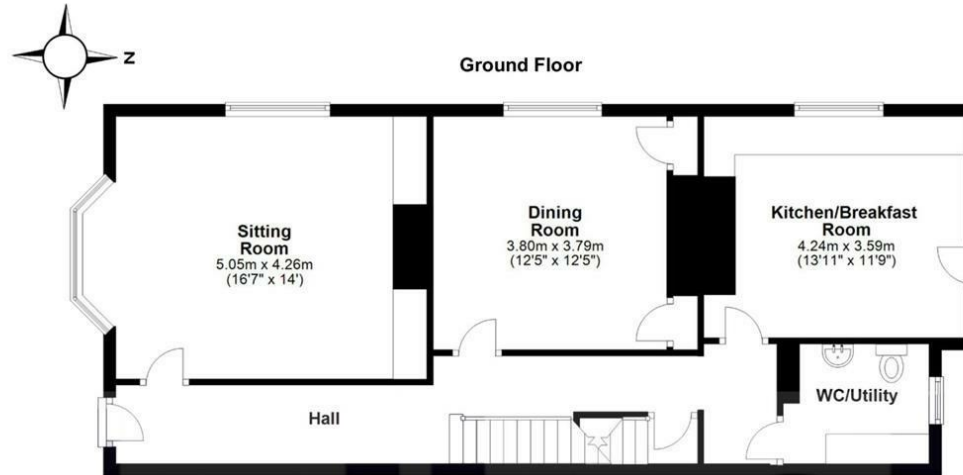


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £725,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - Uttlesford





Approx gross internal floor area 174 sqm (1875 sqft)

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