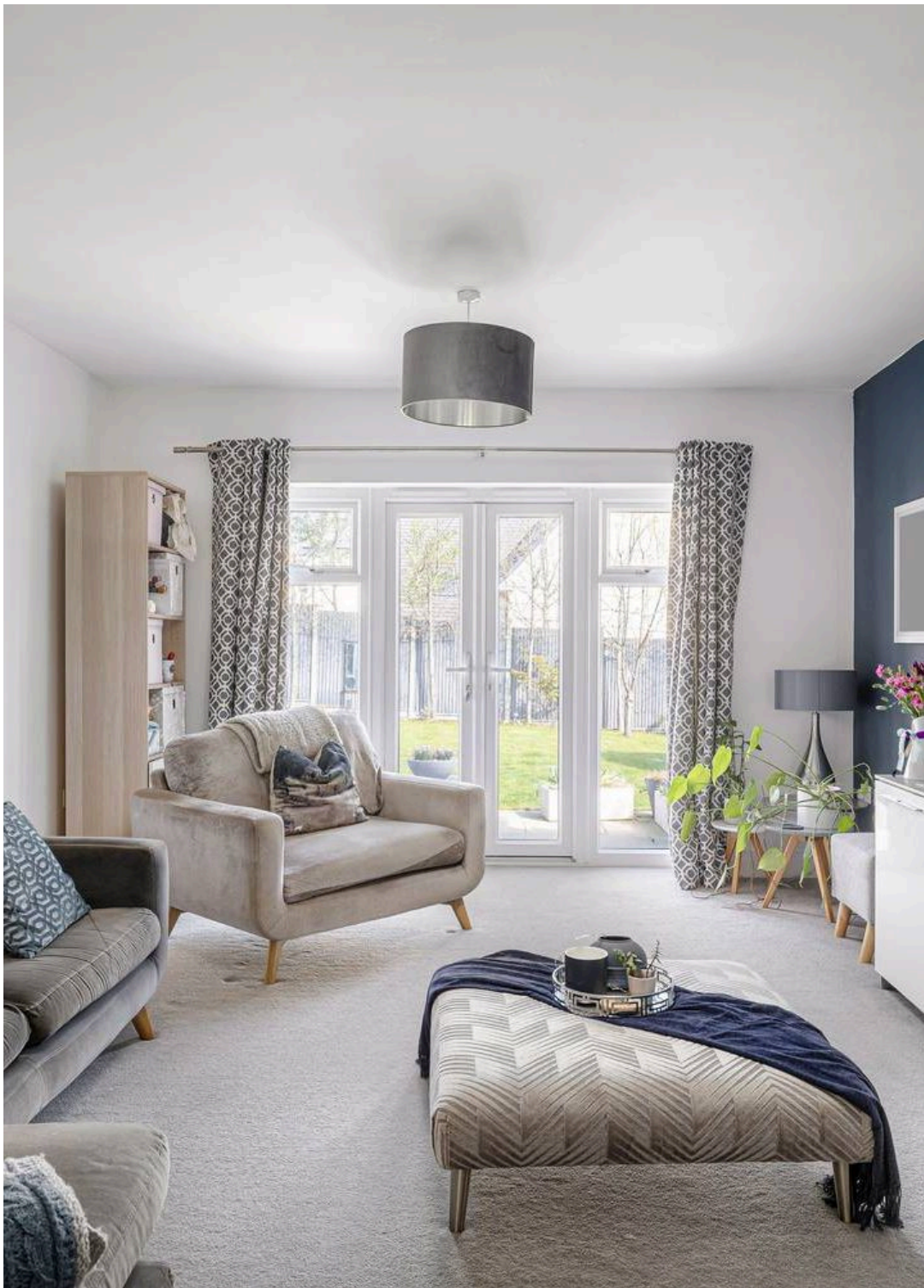




8 Hills Drive

Newport, Saffron Walden





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Built in 2018 by the award-winning developer Cala Homes, **8 Hills Drive** is a beautifully presented four-bedroom detached family home, situated in a modern development that is popular with families in the village of Newport. Conveniently within walking distance of the highly regarded Joyce Frankland Academy and just a mile away from Newport train station, this property offers the perfect blend of modern convenience and village living. The home features a striking façade with a combination of red brickwork and contemporary cladding, complemented by a detached single garage and a spacious driveway. Internally, the property is arranged over three floors and offers approximately 1,646 sq ft of well-planned accommodation.

The spacious entrance hallway leads to a bright living room, which has French doors that open onto the patio and garden—an ideal space for entertaining. At the front of the house, there is a stylish kitchen/breakfast room featuring sleek cabinetry, integrated appliances, and a central island with seating. The ground floor also includes a separate dining room with garden access and a cloakroom.

On the first floor, you will find three double bedrooms and a modern family bathroom. Bedroom two benefits from an en suite shower room and built-in wardrobes. The top floor is dedicated to an impressive master suite, complete with a spacious double bedroom, an en suite bathroom, and fitted wardrobe space.

Outside, the rear garden is fully enclosed, mainly laid to lawn with multiple seating areas, including a patio perfect for summer dining. The detached garage offers additional storage or parking options.

Ideally positioned for families and commuters alike, 8 Hills Drive provides modern village living in a prime location. Early viewing is highly recommended.



Key Features

- Modern four-bedroom detached home
- Spacious accommodation over three floors
- Contemporary kitchen/breakfast room
- Generous garden with patio areas
- Detached single garage and private driveway
- Walking distance to Joyce Frankland Academy
- 1 mile from Newport train station
- Built by award-winning Cala Homes in 2018

Agents Notes:

Tenure: Freehold

EPC Band: B

Uttlesford District Council – Council Tax Band F –

£3,228.94pa

Annual estate charge of approx. £350 for the upkeep of the development.

All Mains Services Connected

Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)

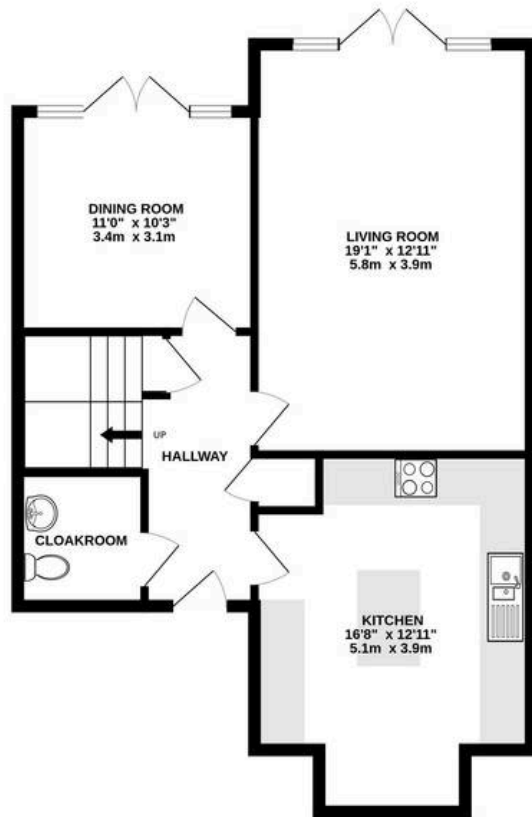
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

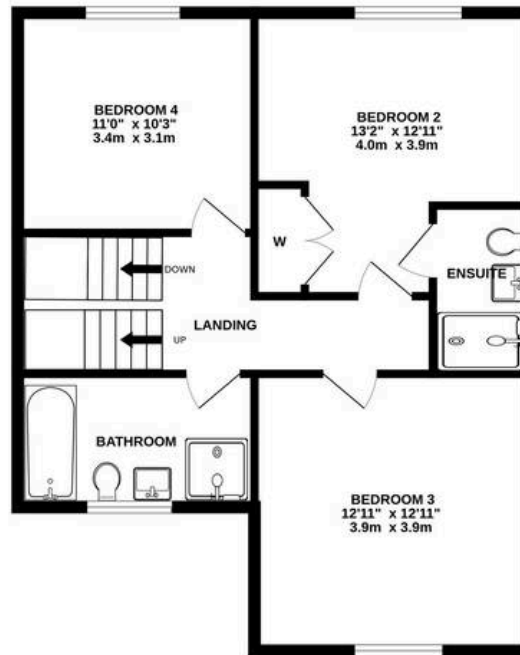
Newport is a large village in Essex near Saffron Walden. The village has a population of 2,352 at the 2011 census. Located approximately 41 miles north of London with a regular train service to London Liverpool Street and Cambridge from the train station. Newport is served by a handful of small businesses, such as a small independent petrol station and garage, a chemist, an Indian restaurant, a convenience store and a post office. A comprehensive co-educational secondary school is also located in the village, Joyce Frankland Academy.



GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
637 sq.ft. (59.2 sq.m.) approx.



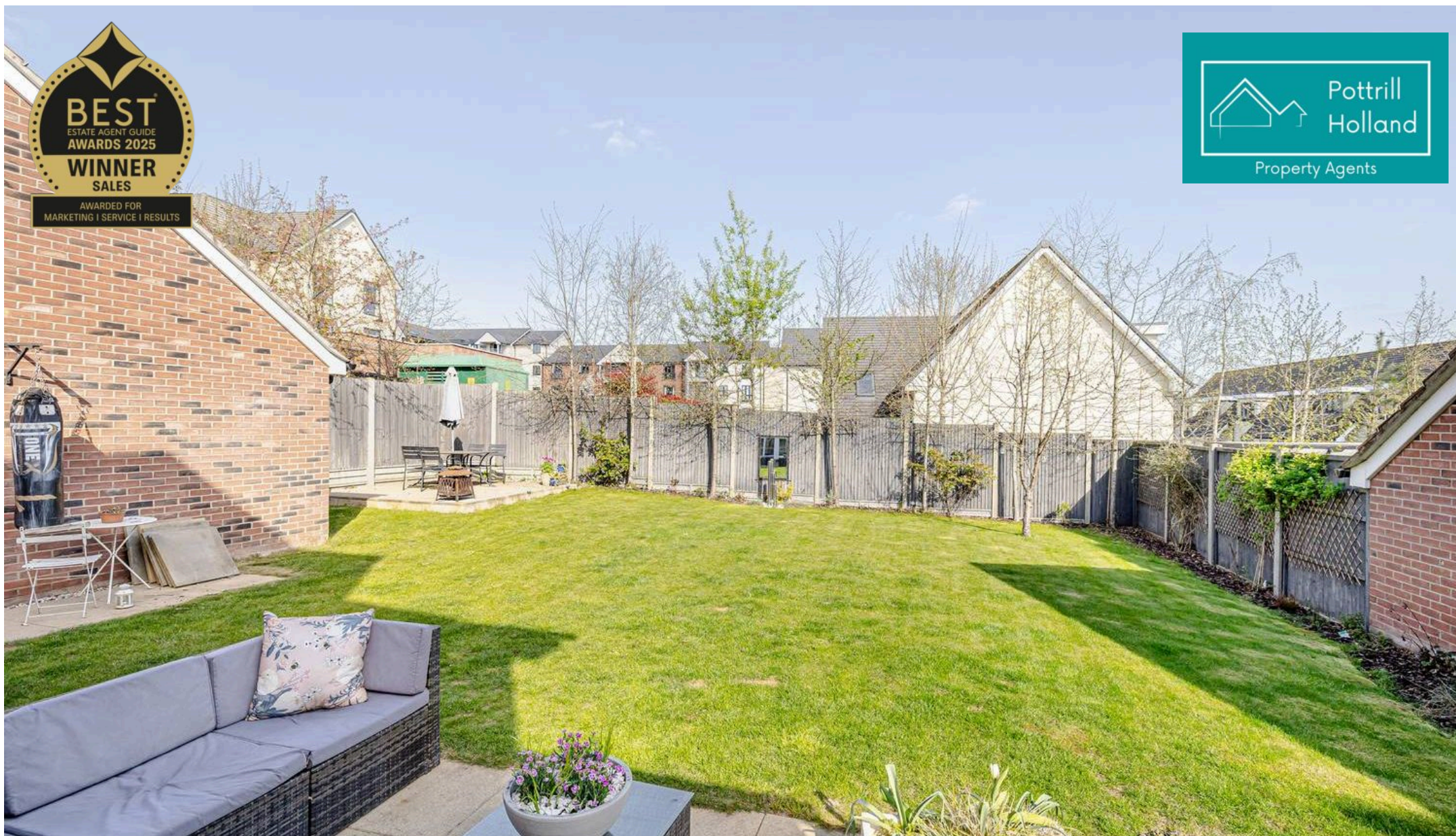
2ND FLOOR
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 1646 sq.ft. (152.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.