



EH

EXQUISITE
HOME



Discover this beautifully presented, high specification detached home located in the highly sought-after village of Newport. Built in 2019 by Cala Homes and now spanning 2,358 sq ft (excluding the double garage), this property represents an outstanding home for all requirements, a large or growing family, or simply those that like to entertain family and friends. Situated just four miles from the charming market town of Saffron Walden in a popular and well served village, this splendid home offers the perfect blend of luxury and functionality. Beautifully presented and with a generous rear garden and patio it's also within convenient distance of the abundance of local amenities and services including excellent schooling.

KEY FEATURES:

- Spacious Living: With five bedrooms, including two with en-suite facilities, and a family bathroom, this home is perfect for growing families.
- Modern Additions: Extended kitchen and living room finished in 2022/2023; features include a Commodore Shaker Style Kitchen with built-in appliances, Silestone worktops, and sleek bi-fold and patio doors.
- Energy Efficient: EPC band B, gas central heating and double glazing.

OUTDOOR LIVING:

- Beautiful Garden: The generous south-facing garden, laid mainly to lawn with a patio area, is perfect for entertaining and offers ample space for children to play.
- Parking and Storage: Private driveway parking can accommodate up to four cars, plus two in the double garage with electric doors and loft storage capability. Ready for an electric car charging point.

LIFESTYLE AND CONVENIENCE :

- Prime Location: Situated in the village of Newport, offering excellent transport links with Newport train station just a 15–20-minute walk away—providing a 1 hour journey to Liverpool Street.
- Village Amenities: Within walking distance to local pubs such as The Coach and Horses and White Horse, as well as Kappa House Café, Dorringtons Bakery, and a village shop.
- Family-Friendly: Close proximity to superb secondary schooling, making it an ideal location for family life.

COMMUNITY AND NEIGHBOURHOOD:

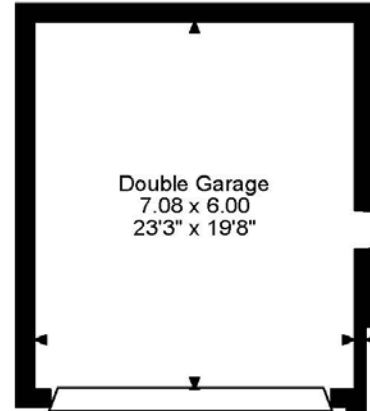
Enjoy peaceful village life with quiet and friendly neighbours. The village setting provides a perfect blend of tranquillity and convenience, with a warm and welcoming community atmosphere.

This fabulous extended home offers everything a family needs, with the bonus of a stunning location and well-thought-out design. Whether you're entertaining in the enlarged stylish kitchen/living/dining area or relaxing in the spacious lounge, this property provides a lifestyle of comfort and luxury.

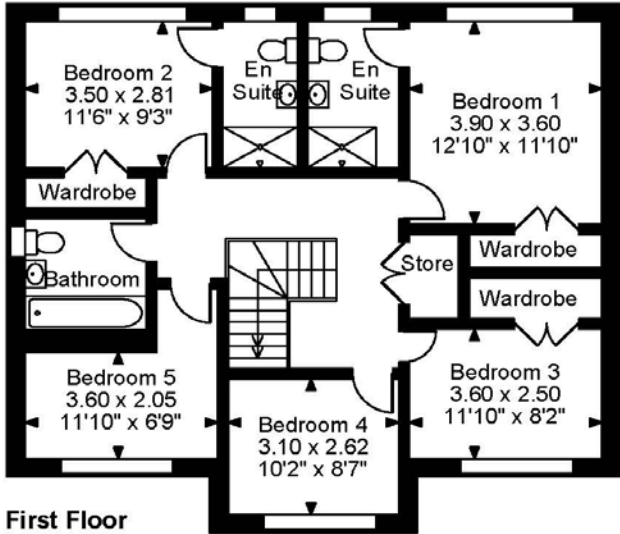
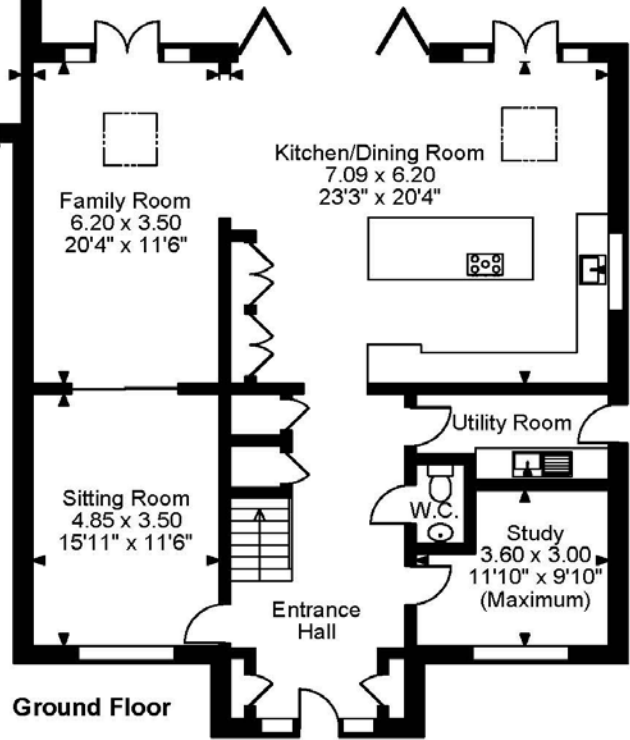
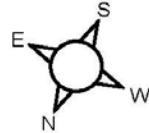




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epca.gov.uk		



Approximate Gross Internal Area
Main House = 2358 Sq Ft/219 Sq M
Double Garage = 457 Sq Ft/42 Sq M
Total = 2815 Sq Ft/261 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only
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All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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