



Elephant Green, Newport, CB11 3RB

**CHEFFINS**

# Elephant Green

Newport,  
CB11 3RB

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**Guide Price £500,000**

- Grade II Listed Cottage
- Wealth of period character
- Sitting room with inglenook fireplace
- Refitted kitchen
- Picturesque setting
- Private rear garden

A charming Grade II Listed cottage set in one of the village's most sought after and picturesque locations, within easy walking distance of the local facilities and mainline railway station. The property offers a wealth of period character and a private garden.





## 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 and doors to adjoining rooms.

**SITTING ROOM**

Windows to the front and rear aspects, feature redbrick fireplace with wood burning stove and door to fitted storage cupboard.

**KITCHEN/BREAKFAST ROOM**

Fitted with a range of base and eye level units with quartz worktops, butler sink, integrated dishwasher, fridge and washing machine, space for free standing fridge freezer, Rangemaster cooker and integrated microwave. Windows to the front and rear aspects and obscure glazed door providing access to the rear garden. Doorway to:

**INNER HALL**

Staircase rising to the first floor and steps down to:

**DINING ROOM**

Windows to the front and rear aspects, understairs cupboard and external door to the rear.

**FIRST FLOOR**

**LANDING**

Doors to adjoining rooms, access to the loft space, understairs storage cupboard and window to the rear aspect.

**BEDROOM**

Fitted wardrobe and window to the front aspect. Door to:

**WC**

Comprising ceramic wash basin and low level WC.

**BATHROOM**

Comprising ceramic wash basin with vanity unit beneath, low level WC, panelled bath with shower over, heated towel rail and obscure glazed window to the rear aspect.

**BEDROOM**

Window to the front aspect. Door and staircase rising to:

**LOFT ROOM**

Window to the side aspect.

**OUTSIDE**

Adjoining the rear of the property is a paved terrace for al fresco entertaining, the rest of the garden is predominantly laid to lawn with mature bed bordering. There is gated access leading to Cambridge Road.

**VIEWINGS**

By appointment through the Agents.







Guide Price £500,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - Uttlesford

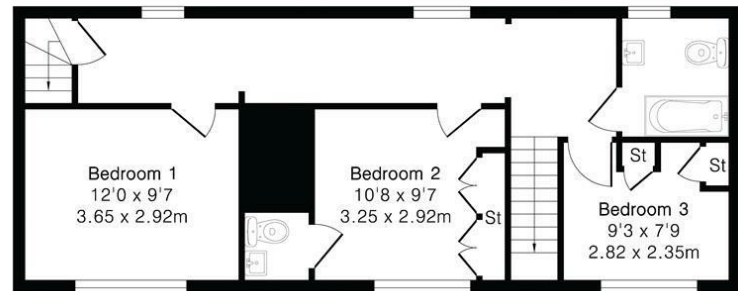


**Approximate Gross Internal Area 1275 sq ft - 118 sq m**

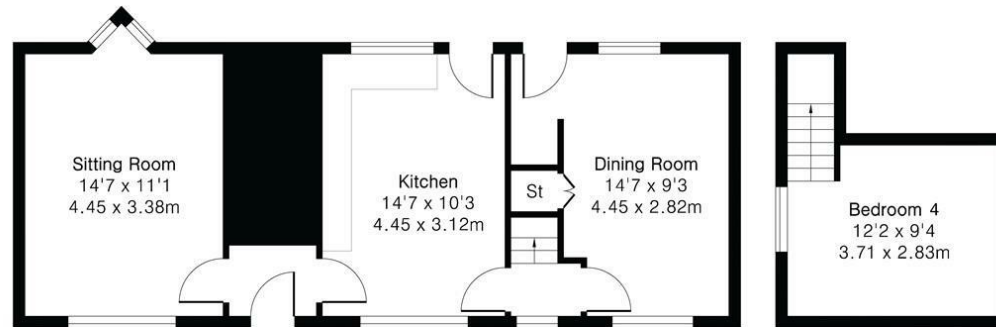
Ground Floor Area 574 sq ft – 53 sq m

First Floor Area 574 sq ft – 53 sq m

Second Floor Area 127 sq ft – 12 sq m



First Floor



Ground Floor

Second Floor



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.

