



3 London Road

Newport, Saffron Walden





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Nestled in the charming and ever-popular village of Newport, this four-bedroom home blends character with modern convenience, creating an inviting and versatile family space. Thoughtfully arranged throughout, the property offers a warm and comfortable setting both inside and out.

The accommodation includes a well-appointed master bedroom complete with its own en-suite shower room, along with three further bedrooms ideal for family, guests or those working from home.

The heart of the house is the spacious yet cosy lounge, centred around an attractive open fireplace—perfect for unwinding in the evenings. The dining room opens into an additional family area, providing a flexible layout for everyday living or entertaining. The kitchen comes well equipped with ample storage and worktop space, with potential to extend (STPP) for those seeking even more room.

One of the standout features is the private rear garden, with direct access to Newport Common, and just a 2-minute walk to Newport Train Station across the green. The garden offers a lovely blend of patio space for alfresco dining. Whether you're hosting, relaxing, or enjoying a quiet start to the day, this garden is designed to be enjoyed all year round.

Located in a peaceful yet convenient setting, the home is within easy reach of local amenities, well-regarded schools and excellent transport links. Surrounded by beautiful countryside, residents can also take advantage of scenic walks, cycling routes and outdoor activities right on the doorstep.

This is a wonderful opportunity to purchase a home that truly ticks all the boxes—space, comfort and a superb village location.



Location:

Newport is a popular and well-connected village just south of Saffron Walden, offering a great mix of rural charm and everyday convenience. The village provides key amenities including shops, cafés, pubs, a doctor's surgery and excellent schooling, with both the primary school and Joyce Frankland Academy close by. Commuters benefit from Newport's mainline station with direct links to Cambridge and London Liverpool Street, as well as easy access to the M11 and Stansted Airport. Surrounded by attractive countryside and only minutes from Saffron Walden's wider range of shops and leisure facilities, Newport is a sought-after location ideal for families and professionals alike.

Agent's Notes:

Tenure: Freehold

EPC Band D

Uttlesford District Council – Tax Band D-£2,237.45

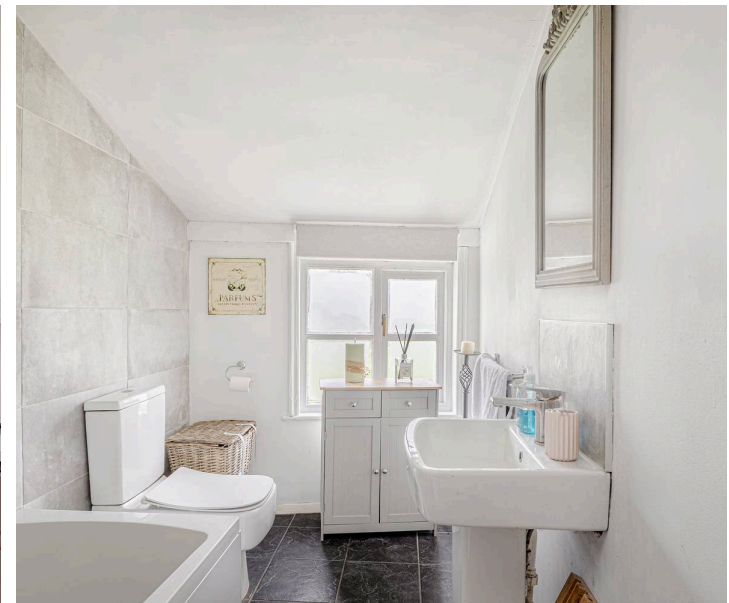
All Mains Services Connected.

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

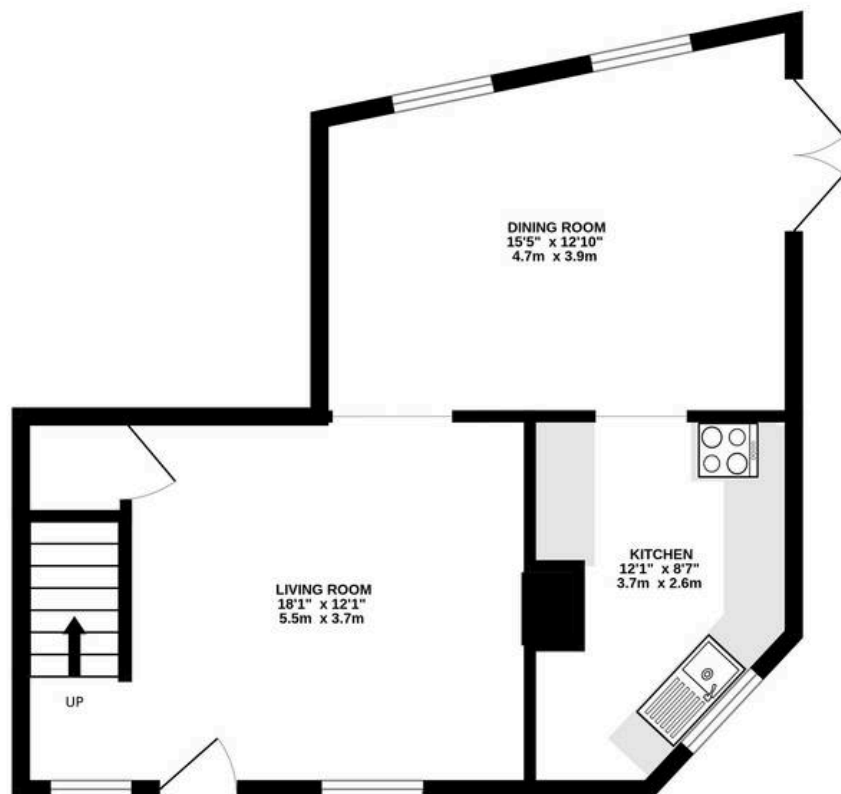
Broadband Coverage: Ultrafast Available, 1,000 Mbps
(Ofcom)

Key Features

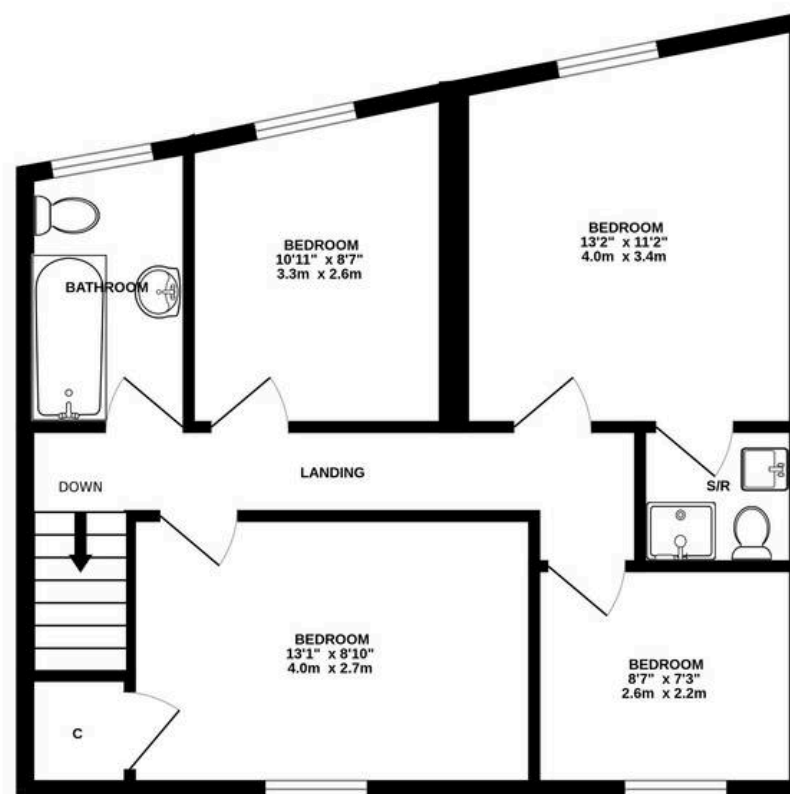
- Four-bedroom character property
- Dining Room with family area
- 2 Minute walk to the Newport Train Station
- Direct access from garden to Newport Common
- Cosy open fireplace
- En suite to master bedroom



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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