Greenways, Whiteditch Lane
CB11 3UD

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Greenways

Newport | Essex | CB11 3UD

Offers In Excess Of: £850,000

- A handsome and thoughtfully extended family home set along a quiet, tree-lined country lane
- Four generous double bedrooms, including a principal suite with contemporary en suite
- Elegant reception rooms with fireplaces, wood burner and parquet-floored entrance hall
- Impressive L-shaped kitchen/breakfast room opening onto landscaped gardens and terrace
- Mature gardens with fruit trees, pergola seating area and pizza oven for outdoor entertaining
- Potential Adjoining 0.33-acre building plot with planning permission (UTT/21/1143/FUL) for a detached 1,500 sq ft dwelling, subject to a renewal of a recently lapsed approved application
- Ideally located tucked away in the edge of Newport

The Property

An individual four bedroom, two bathroom detached family home, occupying a good size plot, nestled away on the edge of this popular and well served village, ideally placed for ease of access to all the Newport has to offer.

The Setting

Whiteditch Lane is widely regarded as one of the most desirable residential addresses within Newport, offering a peaceful, semi-rural setting while remaining exceptionally convenient for everyday life. Characterised by individual, high-quality homes and a mature, established feel, the lane provides a sense of privacy and exclusivity rarely found so close to the heart of the village.

Newport itself is a thriving and well-served Essex village, positioned just a short distance from Saffron Walden and offering an excellent range of amenities including independent shops, cafés, traditional public houses, a well-regarded primary school and village green. The village also benefits from a mainline railway station, providing regular and direct services into London Liverpool Street, making it particularly appealing to commuters. The area is renowned for its excellent schooling, with a choice of highly regarded state and independent options in both Newport and the surrounding villages, as well as in Saffron Walden and Cambridge. For road users, swift access is available to the M11, linking the area to Cambridge, Stansted Airport and the wider motorway network. Surrounded by open countryside, Whiteditch Lane offers immediate access to a network of footpaths and bridleways, ideal for walking, cycling and enjoying the rural landscape, while still remaining firmly connected to village and town life.

The Accommodation

Standing quietly along a leafy country lane, embraced by mature, Greenways is a handsome and much-loved family house of enduring charm, thoughtfully enlarged and carefully improved over the past two decades. Originally built over seventy years ago, the house today offers both generous accommodation and the unusual benefit of an adjoining building plot with planning consent — a rarity in such a peaceful setting.

The present owners were first drawn to Greenways by its enviable balance: the tranquillity of rural life combined with proximity to well-regarded schools, the nearby station, the M11 and the historic market town of Saffron Walden. Since then, they have enhanced the property with sensitivity — introducing a light-filled side porch with skylight, installing a wood-burning stove, and landscaping both the gardens and driveway to create a home that is as practical as it is welcoming.

Double doors open into an entrance porch and onward into a gracious reception hall laid with parquet flooring, where natural light filters in softly. The principal sitting room is a delightful and generously proportioned space, centred around a handsome stone fireplace housing the wood burner — an inviting focal point for winter evenings and relaxed family gatherings. Large windows frame views of the surrounding greenery, while double doors lead through to a dual-aspect study overlooking the garden, offering a peaceful retreat for work or quiet reflection.

On the opposite side of the hall lies a more intimate drawing room with an open fireplace and outlook to the front — a wonderfully cosy setting. At the heart of the house is the impressive L-shaped kitchen and breakfast room, designed with family life in mind. Fitted with maple cabinetry and polished black granite worktops, it incorporates a breakfast bar, integrated double oven, induction hob and double fridge. Beyond the kitchen area, a generous dining and sitting space allows for both everyday living and larger gatherings, with French doors opening onto the terrace and gardens beyond — a seamless connection between house and landscape.

Upstairs, a bright landing illuminated by a skylight leads to four well-proportioned bedrooms and a family bathroom. The principal bedroom enjoys a contemporary en suite shower room and a calm, neutral decorative scheme.

The remaining bedrooms are all doubles, thoughtfully presented, while the family bathroom offers a four-piece suite finished in classic white with subtle detailing.

Outside

The gardens have been carefully cultivated and now provide a mature and private setting. Apple, plum, cherry, and birch trees offer seasonal blossom and autumn colour, while wide stretches of lawn create space for play and relaxation. A pergola-covered seating area and pizza oven provide an idyllic spot for summer entertaining. Enhancing the practicality of the outdoor space, the property features a dedicated external bike shed alongside a substantial main garden shed, providing excellent storage space.

To the front, a broad driveway affords parking for several vehicles, in addition to a garage, all framed by an attractive stone frontage.

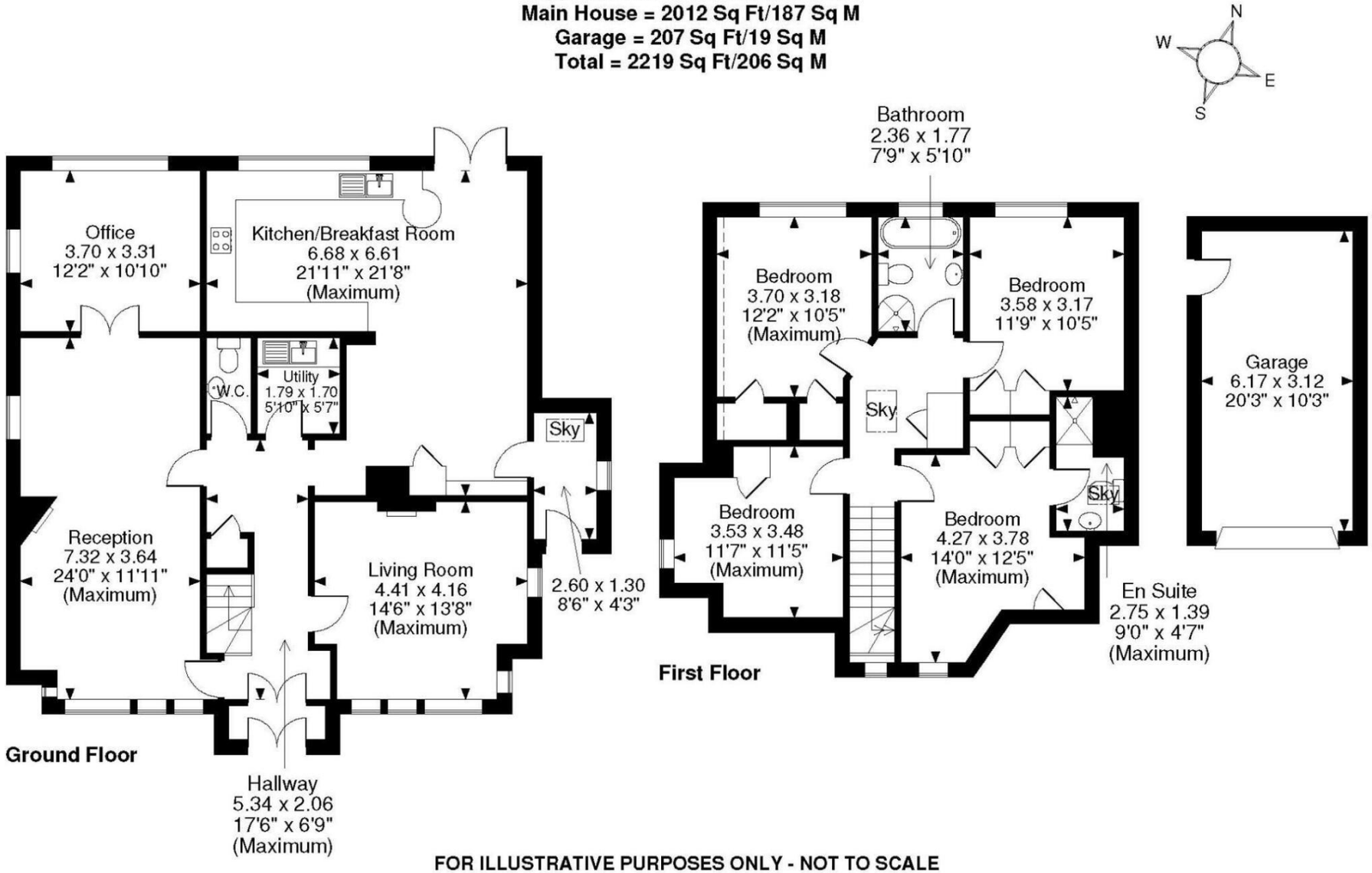
Within the curtilage lies an adjoining building plot extending to approximately 0.37 acres, benefitting from planning permission (Uttlesford DC Ref: UTT/21/1143/FUL) for the construction of a detached dwelling of around 1,500 sq ft with open-plan living accommodation and dedicated parking — presenting an intriguing opportunity for multi-generational living, guest accommodation or future development.

Services

Mains electric, water and drainage are connected. Air source heat pump fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold
Property Type – Detached
Property Construction – Brick built with rendered finish and tiled roof
Local Authority – Uttlesford District Council
Council Tax– F

Approximate Gross Internal Area
Main House = 2012 Sq Ft/187 Sq M
Garage = 207 Sq Ft/19 Sq M
Total = 2219 Sq Ft/206 Sq M



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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and 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 it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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