



Dutch House, Bury Water Lane  
CB11 3UA



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# Dutch House

Bury Water Lane | Newport | CB11 3UA

## Offers Over £650,000

- Substantial five bedroom semi detached home with accommodation spanning three floors
- Impressive open-plan kitchen/dining room
- Private landscaped garden
- Off road parking
- Offered with no upward chain
- Well located in the village of Newport just a short walk to the mainline train station

### The Property

This five-bedroom semi-detached home is arranged over three floors and features four modern bathrooms, including two en-suites and two separate shower rooms. Offered with no upward chain, the property boasts a spacious open-plan kitchen/dining room and a private rear garden with off-road parking within walking distance of a mainline station.

### The Setting

Bury Water Lane is a well-regarded residential address in the sought-after village of Newport, Essex, characterised by a blend of characterful cottages and modern family homes that often enjoy elevated views of the surrounding Cam Valley countryside. Residents benefit from a superb array of local amenities within walking distance, including the highly-rated Joyce Frankland Academy (0.2 miles) and Newport Primary School (0.5 miles), alongside a village shop, post office, and traditional inns like The Coach & Horses. For broader needs, the historic market town of Saffron Walden is just 3 miles away, offering extensive shopping and leisure facilities, while the larger town of Bishop's Stortford is approximately 10 miles south. The area is a commuter's dream, with Newport Station located within a 10-minute walk (0.6 miles) providing direct rail links to London Liverpool Street (approx. 60 mins) and Cambridge (approx. 20 mins), plus convenient road access to the M11 (Junction 8 or 9) and Stansted Airport, which is roughly a 15-minute drive away.

### The Accommodation

The ground floor of this modern home offers a bright and spacious layout, centred around an inviting entrance hall with high-quality wood flooring and an elegant timber staircase. To the left, a substantial open-plan kitchen/dining room serves as the heart of the home, featuring sleek, high-gloss cabinetry, integrated appliances, and a peninsula breakfast bar that separates the workspace from a generous dining area. This space is filled with natural light thanks to a large window and expansive bi-fold doors that open directly onto the garden. On the opposite side of the hallway, the dual-aspect living room provides a comfortable retreat with matching wood flooring and ample space for relaxation. Completing the level is a practical and stylish shower room, conveniently located off the main hallway to serve both guests and residents.





The first floor is arranged around a central landing featuring a continuation of the timber staircase and recessed spotlighting. This level comprises three well-proportioned bedrooms, including a spacious primary bedroom with a large triple-aspect window and a private en-suite. The additional two bedrooms are serviced by a contemporary family bathroom and have access to a dedicated storage cupboard located off the landing.

The second floor is reached via the continuation of the timber staircase, leading to a bright landing that provides access to the final two bedrooms and a shared shower room. Both bedrooms on this level feature characterful sloped ceilings with integrated Velux windows, ensuring the top floor feels airy and well-lit. The larger bedroom is particularly spacious and offers additional eaves storage access. Serving these rooms is a contemporary shower room.

### Outside

To the front of the property, a paved walkway leads past a low-maintenance border and a small lawn area to a sheltered side entrance. This side elevation also provides access to the off-road parking area, which accommodates two vehicles. Moving to the rear, the private garden is fully enclosed by high timber fencing for added privacy. It features a large stone-paved patio perfect for outdoor dining, which is separated by timber sleepers from a raised lawn area. A practical wooden storage shed is situated at the side of the lawn, completing this functional outdoor space.



### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Semi - detached

**Property Construction** – Part brick, part timber framed with tiled roof

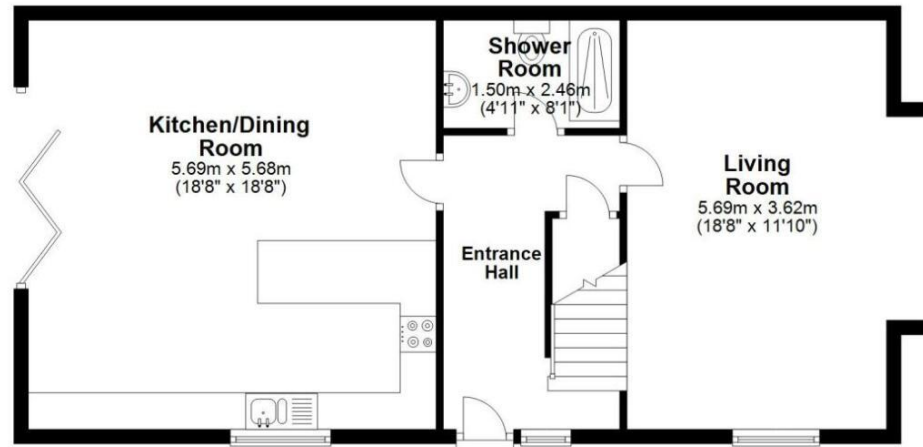
**Local Authority** – Uttlesford District Council

**Council Tax** – F



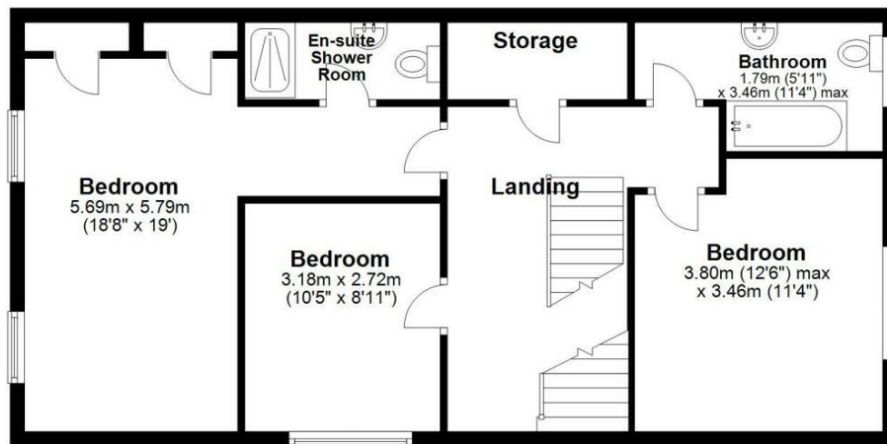
### Ground Floor

Approx. 69.6 sq. metres (749.7 sq. feet)



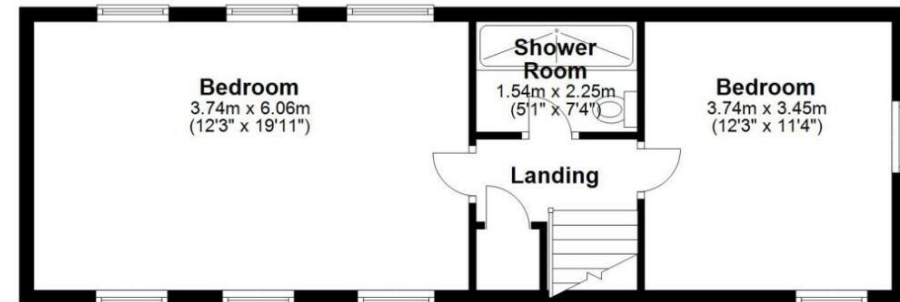
### First Floor

Approx. 68.1 sq. metres (732.5 sq. feet)



### Second Floor

Approx. 44.7 sq. metres (481.0 sq. feet)



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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