



6 Bury Water Lane, Newport  
CB11 3TZ



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 6 Bury Water Lane

Newport | Essex | CB11 3TZ

Guide Price £595,000

- A well-proportioned three/four-bedroom, Grade II listed property
- Ideally located within walking distance of village amenities
- Ensuite shower rooms to bedroom one & two
- Offered with no upward chain
- Gated driveway parking for several vehicles plus a detached cartlodge
- EPC: D
- Attractive south facing plot of 0.23 acre
- Council Tax Band: D

## The Property

A spacious, Grade II listed cottage dating back to 1795 which has been extensively improved by previous owners. The property benefits from ample off-road parking, detached cart lodge, established gardens and is offered with no upward chain.

## The Setting

Newport is an attractive, well served and much sought after village less than 4 miles south of the historic medieval market town of Saffron Walden, featured in the Sunday Times 2017 "Best Places to Live" selection. Newport village has a mainline station providing direct and frequent rail services to London Liverpool Street and central London (1 hour journey time) and Cambridge (24 minutes journey time). Rail stations at Audley end and Stansted Mountfitchet are also just a few minutes' drive away. In addition to excellent rail links, the village also benefits from regular bus services to a number of surrounding locations such as Saffron Walden and Bishops Stortford. Stansted airport is 8.6 miles away. The M11 can be accessed at Junction 8, Bishops Stortford, 10 miles away. In addition to great connections, the village also has a highly rated primary school, Newport Primary School and a successful secondary school, Joyce Frankland Academy. County High School in Saffron Walden is also within easy reach being just 3.5 miles away.

## The Accommodation

In detail the property comprises an entrance hall with built in storage cupboards to the left and the family shower room to the right. The generous living room is filled with natural light from two windows overlooking the garden with doors leading out to the patio. A good size dining room benefits from an open fireplace, door leading out to the sun terrace with access to the garden and an opening into the kitchen with vaulted ceiling. Fitted with a matching range of eye and base level units with wooden worksurface over and sink unit incorporated. Integrated appliances include a ceramic hob,





fridge, oven and a water softener. A door leads to the utility room with underfloor heating, a matching range of eye and base level units with worksurface over and sink unit incorporated. Space and plumbing for washing machine, tumble dryer and dishwasher as well as a door leading to the rear garden.

There are two double bedrooms on this side of the house, both with en-suite shower rooms, built in storage and a walk-in wardrobe / dressing room from the principal bedroom. These rooms also benefit from underfloor heating. Two further bedrooms are on the left-hand side of the property, both of which also have built in storage.

### Outside

To the right of the property is electronically controlled double gates with a driveway providing ample off-road parking for numerous vehicles. The cartlodge provides additional sheltered parking or can be utilised as an additional storage area and is complete with power and lighting. The large south facing garden is a particular feature of the property, laid mainly to lawn with mature shrubs, trees and borders, also benefiting from a shed, potting shed and workshop with power. The patio is adjacent to the property providing an ideal area for alfresco dining and outdoor. An additional lawned area is accessed via a bridge which crosses a stream.



### Services

Mains electric, water and drainage are connected. Gas fired central heating. Super-fast broadband is available and mobile signal is ok.

**Tenure** - Freehold

**Property Type** – End of Terrace

**Property Construction** – C18 timber-framed and plastered cottage

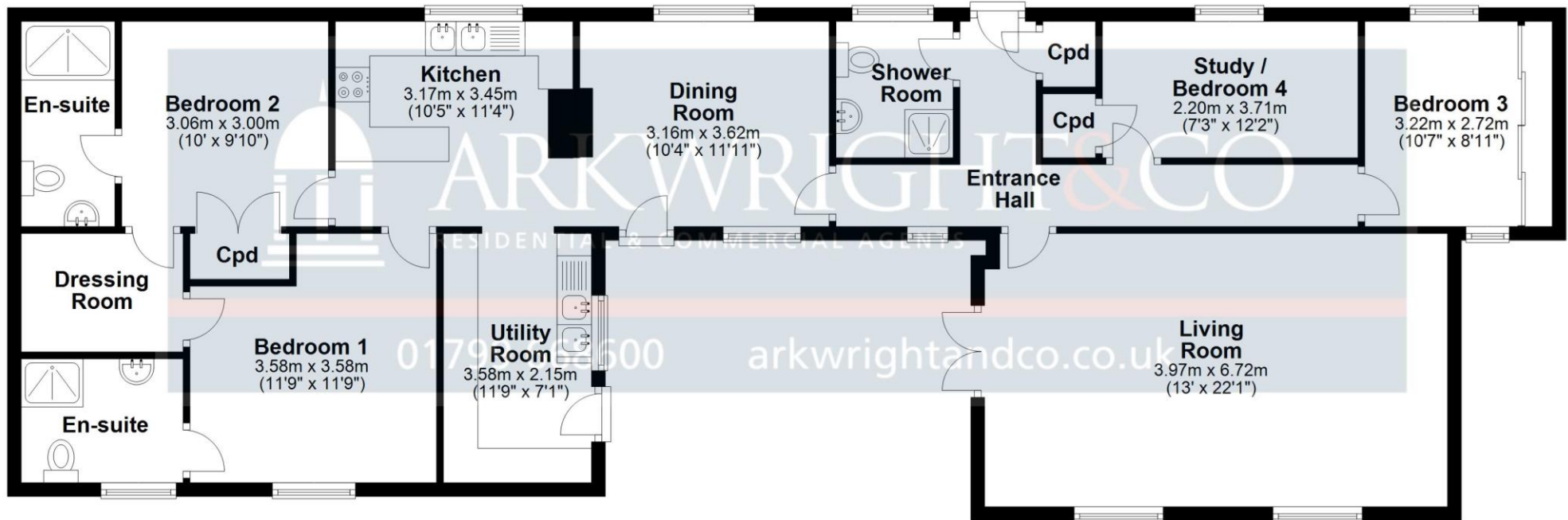
**Local Authority** – Uttlesford District Council

**Council Tax** - D



## Floor Plan

Approx. 128.0 sq. metres (1377.5 sq. feet)



Total area: approx. 128.0 sq. metres (1377.5 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

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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