



Rose Cottage High Street, Newport

Saffron Walden

Guide Price £535,000



Rose Cottage High Street

Newport, Saffron Walden

Located in the heart of the north Essex village of Newport is Rose Cottage, a charming Grade II listed Georgian home built in the early 19th Century. This property is conveniently located within walking distance of local amenities, primary and secondary schools, and a train station offering easy links to Cambridge and London Liverpool Street.

As you step inside Rose Cottage, you'll find yourself in an entrance hall that provides access to the living room, playroom, and stairs leading to the first floor. The living room is a bright and spacious area with two sets of windows, wooden flooring, a cosy log-burning stove, and a door leading to the inner lobby.

The inner lobby boasts a door to the back garden, a convenient WC, access to an under-stairs storage cupboard, and a door to the open-plan kitchen/dining room.

The dining room boasts stunning exposed beams, wooden flooring, and a sunken kitchen. The kitchen features an impressive vaulted ceiling with more exposed beams and is equipped with matching base and eye-level units, a Butler sink, and ample space for a fridge/freezer, washing machine, and slimline dishwasher. French doors in the kitchen lead out to the garden.



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The playroom has a large sash window at the front, and a log-burning stove with an exposed brick chimney stack adds to its charm.

Upstairs, the central landing opens up to all three bedrooms and the family bathroom. The master bedroom is located at the rear of the property and features three windows, an exposed brick chimney breast, and built-in wardrobes. Bedrooms two and three are located at the front of the property, each with a large sash window and a fitted wardrobe in bedroom two.

In the centre of the property, you'll find the bathroom, which features a free-standing roll-top bathtub with sleek chrome fittings, a wash hand basin, a toilet, and stylish herringbone flooring.

Moving outside, the garden is private, mostly covered in grass with a lovely patio area at the back. In the front, there's an off-street parking spot and a charming "flowerbed" garden.

Agents Note:

Uttlesford District Council – Band E – £2,298.37

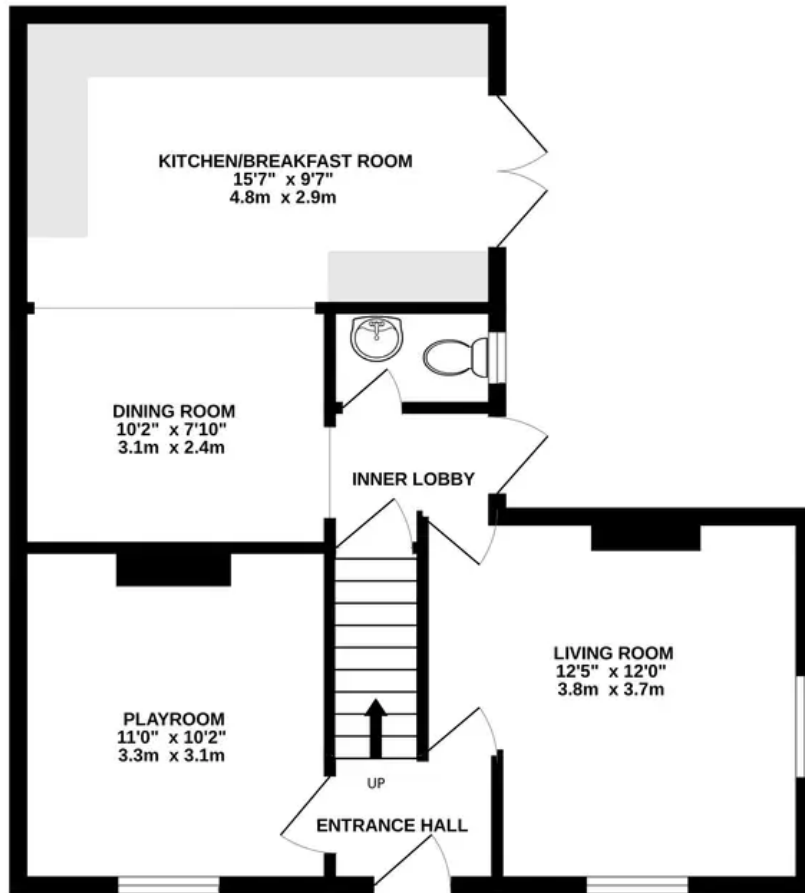
Energy Rating: Exempt

Services: All Mains Services Connected.

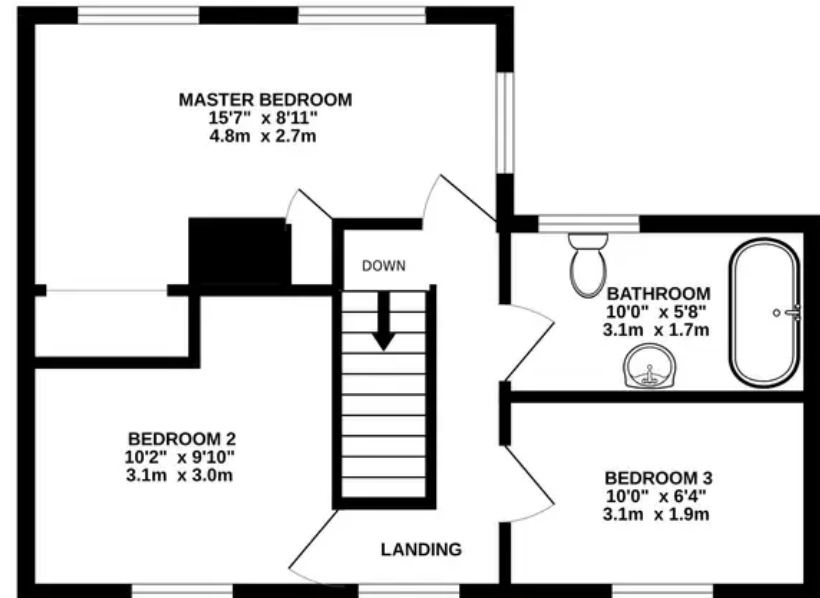
Tenure - Freehold



GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 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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