



6 Waterside Place

Newport, Saffron Walden





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Nestled within the idyllic North Essex countryside village of Newport, is **6 Waterside Place**, a magnificent 5-bedroom detached house, exquisitely crafted by Cala Homes in 2018. With its sleek architecture and stunning countryside views, this property is a true testament to elegance and sophistication.

Rising proudly on a spacious plot of 0.18 acres, this remarkable residence boasts an aura of grandeur from the very moment you set eyes upon it. Upon arrival, you will be greeted by a generously sized double garage and parking for four cars, ensuring that your every convenience is catered for.

As you step inside, the bright and captivating entrance hall unfolds before you, revealing a plethora of living spaces across three reception rooms. The living room with double doors out to the garden, the dining room a perfect space for family meals, bathed in sunlight during the day and the versatile playroom/study provides a quiet retreat for work or play, offering flexibility to suit your lifestyle.

The heart of this enchanting abode lies in its open-plan kitchen/family room, where culinary pursuits and intimate gatherings seamlessly merge. The sleek and contemporary kitchen is adorned with modern appliances, providing both style and functionality. Complete with a captivating roof lantern, this space is bathed in natural light, creating an uplifting ambience. Also on the ground floor, there is a utility room that has enough space for both a washing machine and a tumble dryer. Additionally, it has a door that leads to the outside of the house.





Indulge in the ultimate sanctuary of rest and rejuvenation within the five excellent bedrooms that are accessed by an impressive open landing. Bedrooms 1, 2, and 3 are adorned with built-in wardrobes, offering both style and practicality. The two ensuite shower rooms exude luxury, providing a blissful haven for tranquillity to envelop you at the beginning and end of each day along with a family bathroom completing the exceptional sleeping quarters.

Embrace the wonders of the surrounding countryside, with in the delights of countryside walks nearby. Revel in the joy of the great outdoors, immersing yourself in the lush greenery and tranquillity that this location affords.

In terms of convenience, this property is perfectly placed, within a mere 0.3-mile walk to Joyce Frankland Academy Secondary School, ensuring ease of access for educational pursuits. For those seeking effortless commutes, Newport Train Station, just a 0.9-mile walk away, offers direct trains to London Liverpool Street and Cambridge.

This house is a magnificent and elegant dream home, offering refined living with stunning countryside views and a convenient location.

**Agents Note:**

Tenure: Freehold — EPC Band: B — All Mains Services Connected  
Annual estate charge of £350 for the upkeep of the development.  
Uttlesford District Council - Council Tax Band F - £3429.45pa  
Mobile Coverage: Good Outdoor Coverage Across All Major Networks, Mixed Indoor Coverage (Ofcom)  
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

**Location:**

Newport is a village in Essex with a population of 2,352. It is located 41 miles north of London and has a regular train service to London and Cambridge. The village has a few small businesses like a petrol station, garage, chemist, Indian restaurant, convenience store, and post office. The Joyce Frankland Academy secondary school is also located in the village.



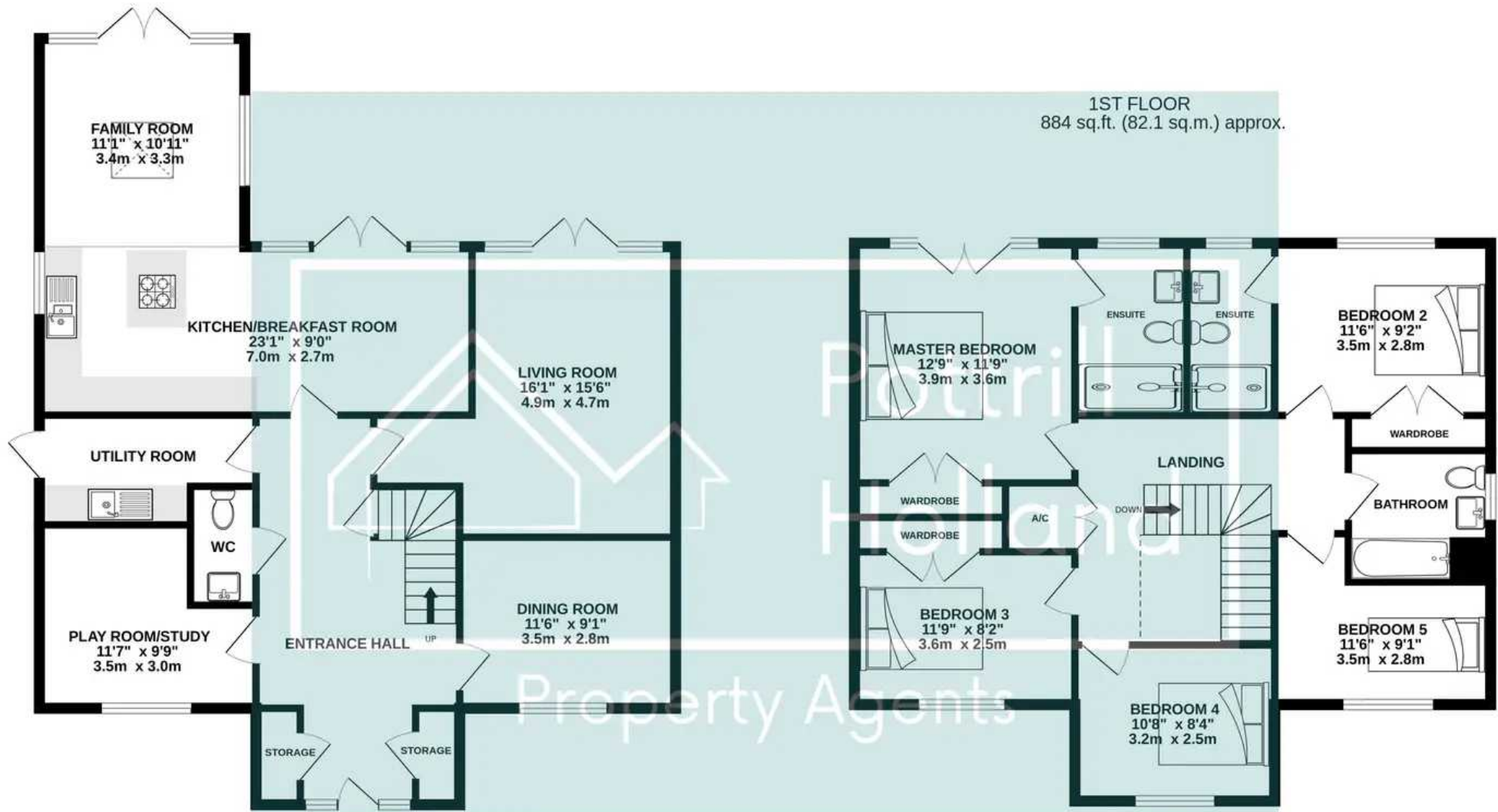








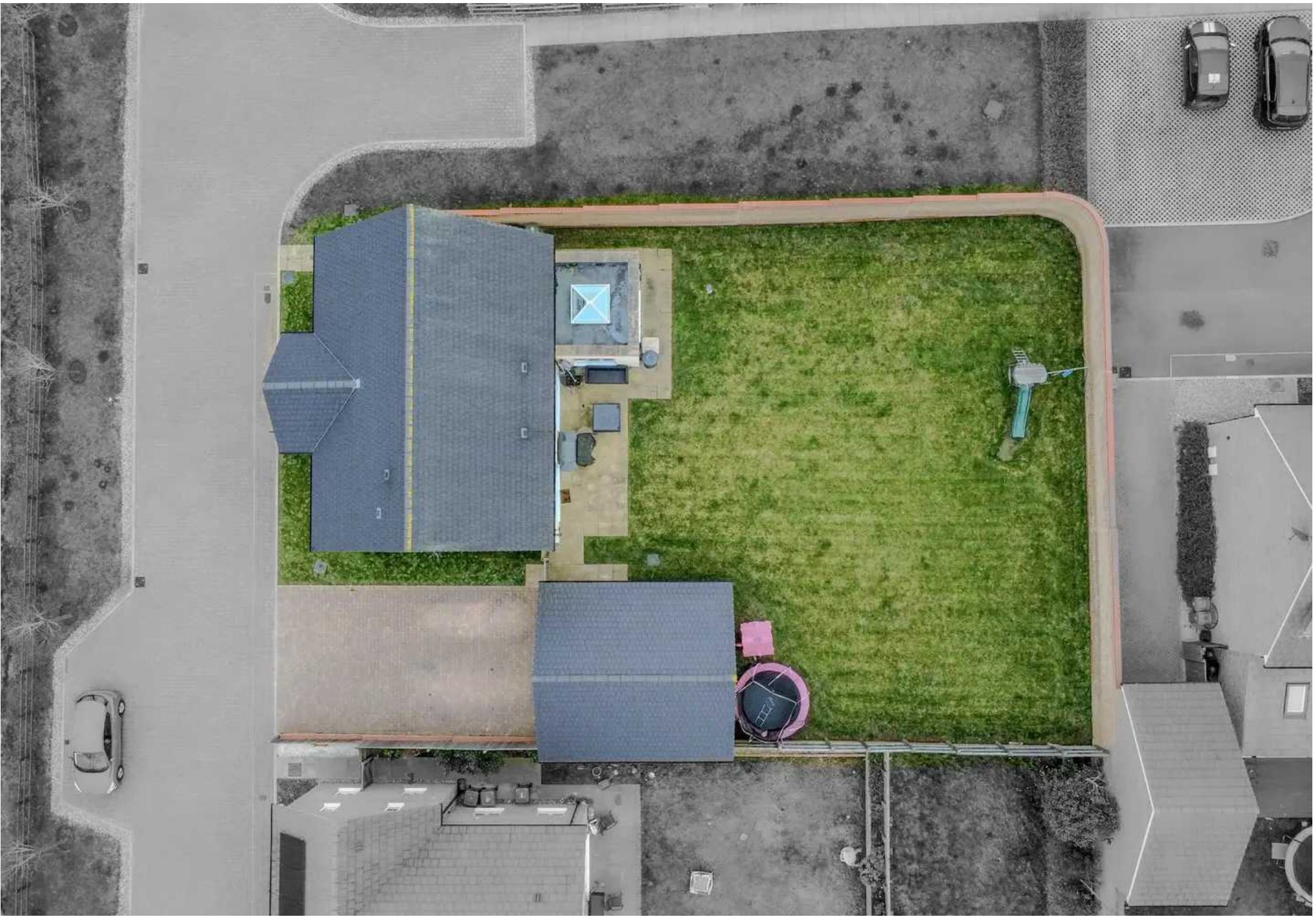
GROUND FLOOR  
1011 sq.ft. (93.9 sq.m.) approx.



TOTAL FLOOR AREA : 1895 sq.ft. (176.0 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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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.