



Rhodora House

Whiteditch Lane, Newport, Saffron Walden





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Rhodora House is an exceptional five-bedroom detached residence located in the highly desirable village of Newport. This property is part of an exclusive pair of bespoke homes built 5 years ago and features elegant proportions, high-quality finishes, and a thoughtfully designed layout that caters to modern family life. Situated just three miles from the historic market town of Saffron Walden, recognised as The Times and Sunday Times' Best Place to Live in 2025, this home perfectly balances countryside tranquillity with commuter convenience.

Extending to approximately 3,000 square feet, the accommodation spans two floors and offers generous, light-filled spaces throughout. The expansive entrance hallway, finished with polished porcelain tiles, sets the tone and opens to the heart of the home: a stunning open-plan kitchen and dining area. This space is fitted with sleek cabinetry, premium integrated appliances, a large granite-topped island, and is designed for both cooking and entertaining. Dual-aspect windows and double doors leading to the playroom.

The ground floor continues with a spacious lounge featuring engineered oak flooring, a modern slate fireplace, and twin sets of bi-folding doors that open onto the west-facing garden. Adjacent to this is a versatile playroom or dining room, also with bi-folding doors to the garden, promoting excellent flow for family activities or gatherings.

A dedicated study provides the perfect work-from-home space, while a generous utility room and cloakroom complete the ground floor accommodations. Comfort is enhanced throughout with underfloor heating across the entire ground floor and in all bathrooms.





Upstairs, the sense of space continues. The impressive master suite includes a Juliet balcony overlooking the garden, a spacious walk-in wardrobe, and a luxurious en suite bathroom with a separate two-person jacuzzi bath and shower. Bedrooms two and three also include en suite shower rooms, making them ideal for older children or guests. Two additional well-proportioned bedrooms share a well-appointed family bathroom.

Outside, Rhodora House is set behind a large private block paved driveway that offers ample off-street parking and leads to a detached double garage. The west-facing garden has been cleverly landscaped to include a paved entertaining terrace with steps leading to a level lawn, which is fully enclosed for privacy and perfect for children's play. There is also plenty of room for outdoor furniture and raised planters for gardening enthusiasts.

Newport itself boasts a vibrant community, featuring amenities such as a village store, pubs, a primary school, and a highly regarded secondary school, Joyce Frankland Academy. The mainline railway station provides direct access to London Liverpool Street and Cambridge, making it a fantastic location for commuters.

Rhodora House represents a rare opportunity to acquire a modern, turnkey family home that offers space, style, and security. Early viewing is highly recommended, with internal images coming soon!

Agents Notes:

Tenure: Freehold

EPC Band C

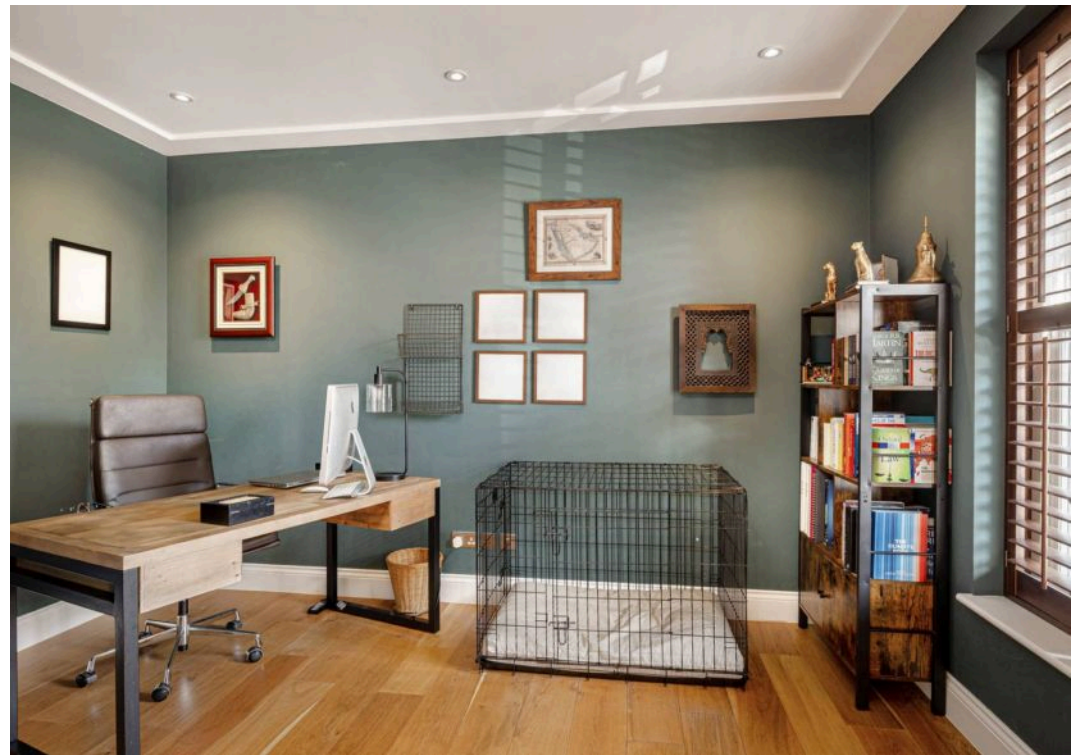
Uttlesford District Council - Tax Band G - 3,725.70pa

All Mains Services Connected

Mobile Coverage: Good Outdoor Coverage Across All Major Networks & Mixed Indoor Coverage (Ofcom)

Broadband Coverage: Superfast Available, 40 Mbps (Ofcom)

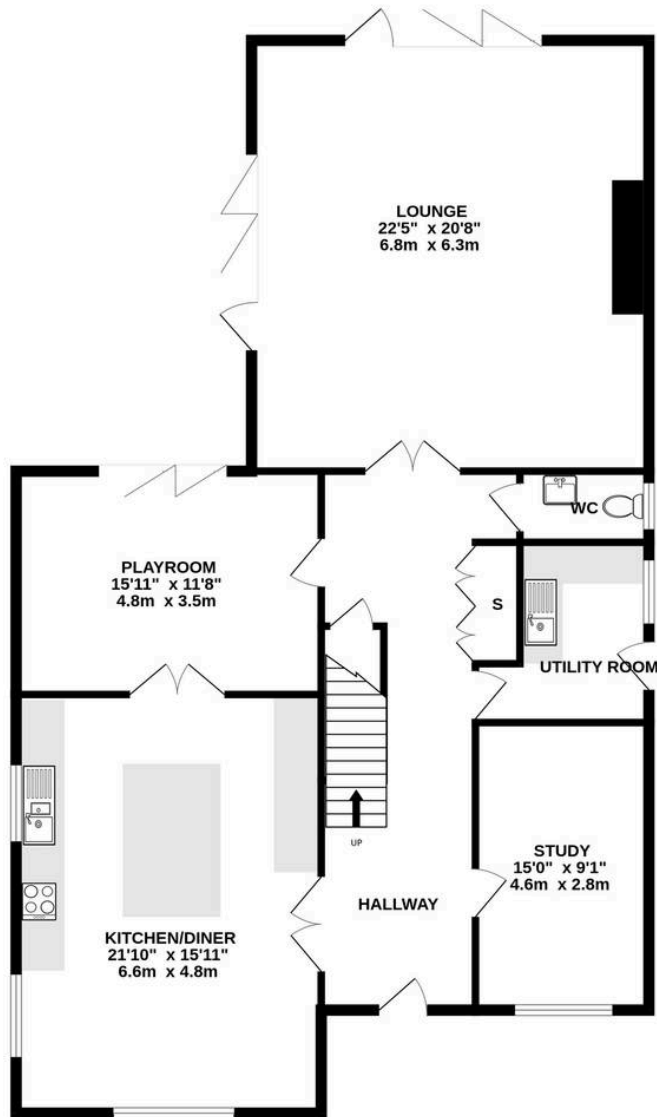




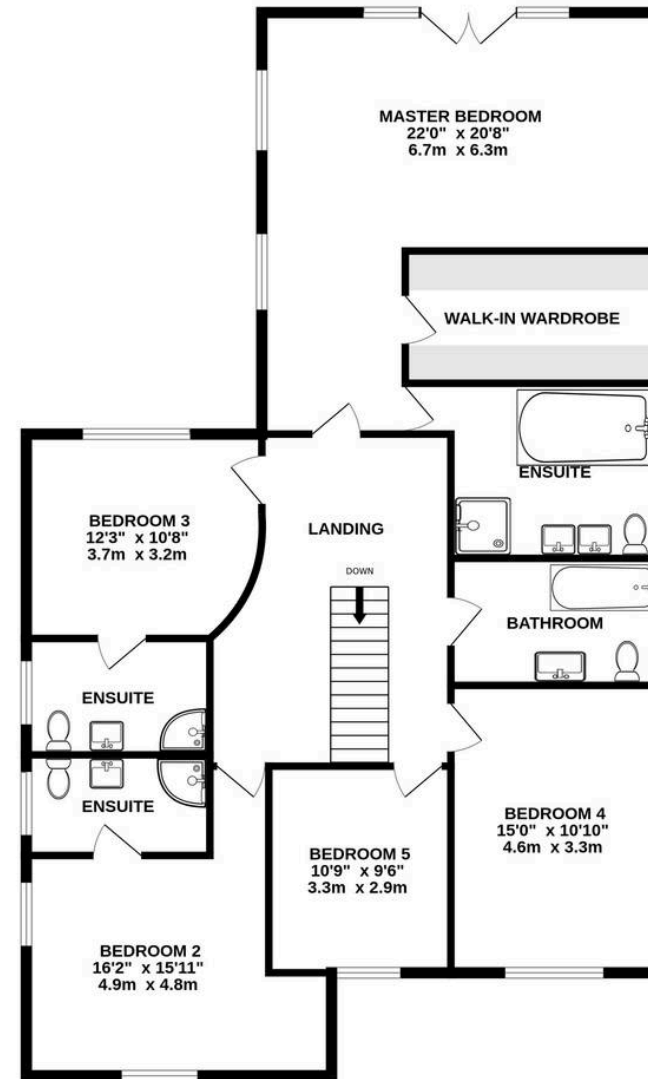




GROUND FLOOR
1500 sq.ft. (139.4 sq.m.) approx.



1ST FLOOR
1500 sq.ft. (139.4 sq.m.) approx.



TOTAL FLOOR AREA : 3000 sq.ft. (278.7 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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