



Threave House, Hilltop Lane  
CB11 4AS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# Threave House

Hilltop Lane | Saffron Walden | CB11 4AS

Guide Price £775,000

- A spacious four-bedroom detached property
- Three reception rooms
- Principal bedroom with ensuite
- Good size plot of 0.19 of an acre
- Off road parking for several vehicles and garage
- 1.0 mile to the town centre
- EPC: C
- Council Tax Band: F

## The Property

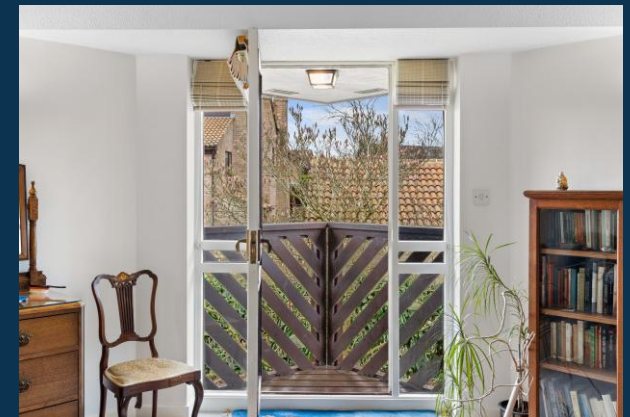
A well-proportioned, individually designed four-bedroom, three bathroom detached family home with gated access, just a short distance from the town centre. Benefiting from ample off-road parking, garage and wrap around gardens.

## The Setting

Hilltop Lane is conveniently situated just a short distance from the town centre with local schooling, recreational facilities and a variety of shops and amenities nearby. Saffron Walden has a twice weekly market, a selection of independent retailers along with Waitrose and a Tesco Superstore. There are a number of primary and secondary schools in the area including RA Butler, St Thomas Moore and Saffron Walden County High School which is now an academy school. For the commuter, Audley End Station is within 4 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes, Cambridge in approximately 30 minutes and Tottenham Hale (to the Victoria Line) is approximately 30 minutes. Alternatively, the M11 can be accessed at Junction 8 and 9, Stansted Airport is within 14 miles and Cambridge within 15 miles to the north.

## The Accommodation

In detail the property comprises of an entrance hall where stairs rise to the first floor, large built in storage cupboard and doors to the adjoining rooms. To the left is a shower comprising shower cubicle, W.C and wash hand basin. To the right is a generous sitting room filled with natural light from several, floor to ceiling windows to front and side aspect and door leading on to the rear garden. A door leads to the dining area with ample space for a dining table and chairs, there is also a door providing access to the garden. The kitchen is fitted with a matching range of eye and base level units with worksurface over and inset sink. Integrated appliances include gas hob with extractor fan over, oven and dishwasher. The utility area is also fitted with a matching range of eye and base level units with worksurface over and sink unit. There is space and plumbing for a washing machine and an opening leads to a breakfast room with door onto





a paved courtyard area. The ground floor also benefits from a family room with window to front aspect, door to the garage and door to the study with two windows to rear aspect.

The first-floor galleried landing has a built-in airing cupboard, storage cupboard with access to roof void, central exposed feature beam and doors to the adjoining rooms. The generous principal bedroom has a vaulted ceiling with feature exposed beam, door on to triangular balcony overlooking garden and dressing area with walk-in wardrobe, hatch to roof void and door to the fully tiled ensuite. Comprising panelled bath with shower attachment over, W.C, bidet and wash hand basin. Bedroom two is a dual aspect double room with built in wardrobe. The third bedroom is a good size room with window to side aspect and built in storage. Bedroom four is a good size room with window to side aspect. The family bathroom comprises panelled bath with shower attachment over, W.C, wash hand basin and is full tiled.

### Outside

To the front is a driveway providing parking for several vehicles and access to the garage with up and over door and large store room to the rear. There is an attractive landscaped garden laid mainly to lawn with a variety of mature trees and shrubs and timber shed. Paved side access leads to the rear garden with a paved patio area ideal for al fresco dining.



### Services

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

Tenure - Freehold

Property Type - Detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

Council Tax - F









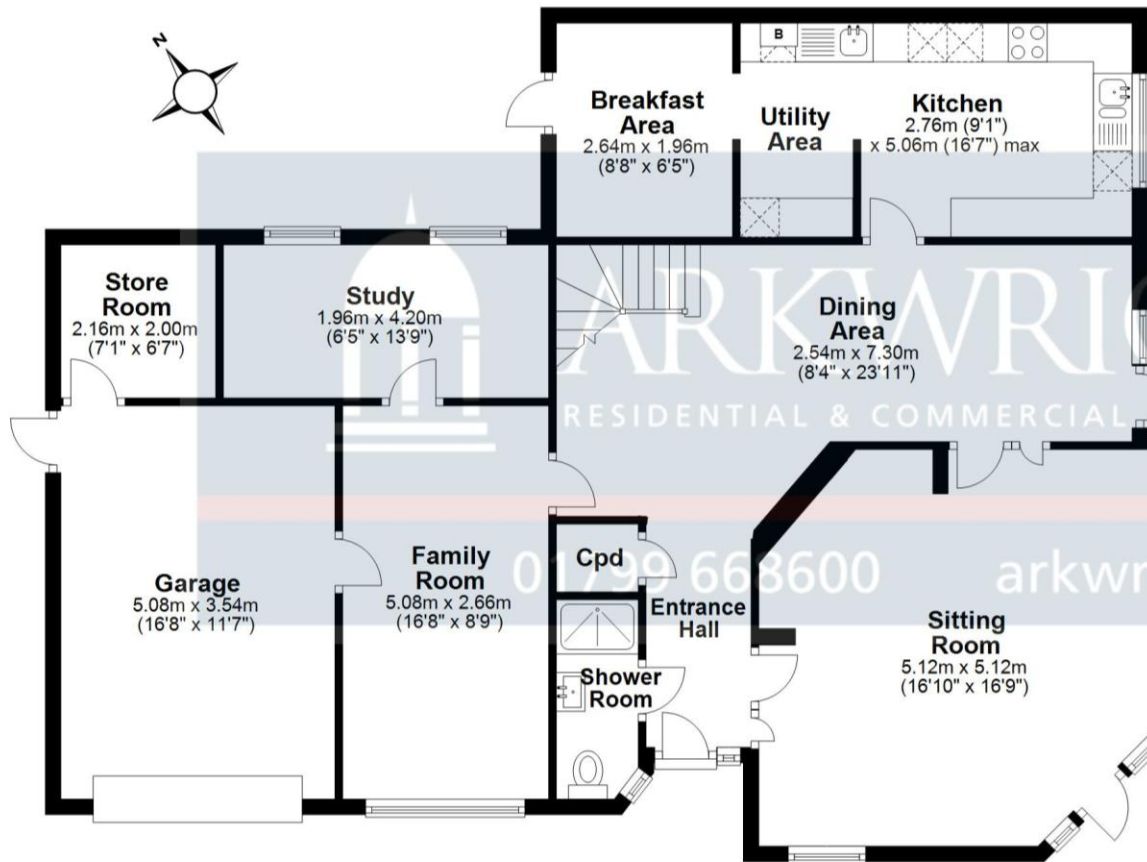




## Ground Floor

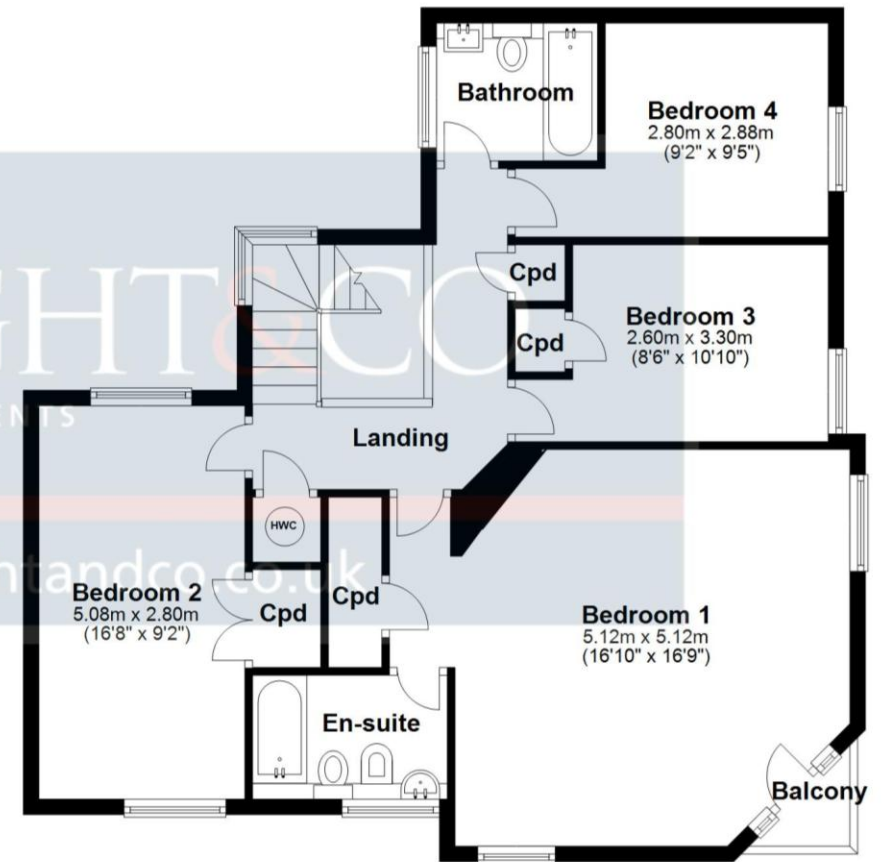
Main area: approx. 98.2 sq. metres (1056.9 sq. feet)

Plus garages, approx. 18.0 sq. metres (193.4 sq. feet)  
Plus, approx. 4.3 sq. metres (46.5 sq. feet)



## First Floor

Approx. 86.2 sq. metres (927.9 sq. feet)



Main area: Approx. 184.4 sq. metres (1984.8 sq. feet)

Plus garages, approx. 18.0 sq. metres (193.4 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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