



7 Mount Pleasant Road, Saffron Walden  
CB11 3EA



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 7 Mount Pleasant Road

Saffron Walden | Essex | CB11 3EA

Guide Price £1,500,000

- A rarely available, 7-bedroom, semi-detached family home
- Well-proportioned family living accommodation, including 7 bedrooms, 3 bathrooms, 2 studies
- Stunning, open plan kitchen with French doors leading out to the mature rear garden
- Situated in one of Saffron Walden's most sought-after locations
- An attractive and mature enclosed rear garden with beautiful, thatched garden room/games room
- Ample off-road parking
- EPC: E

## The Property

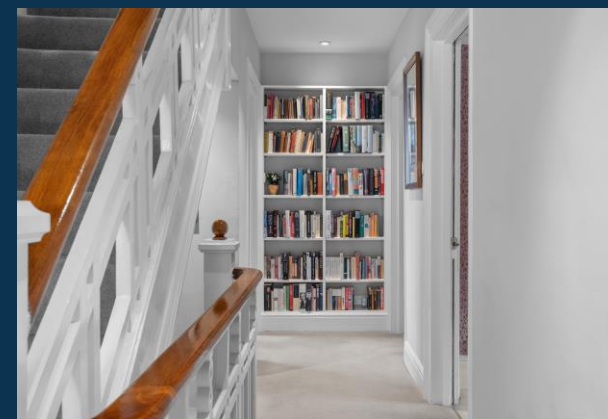
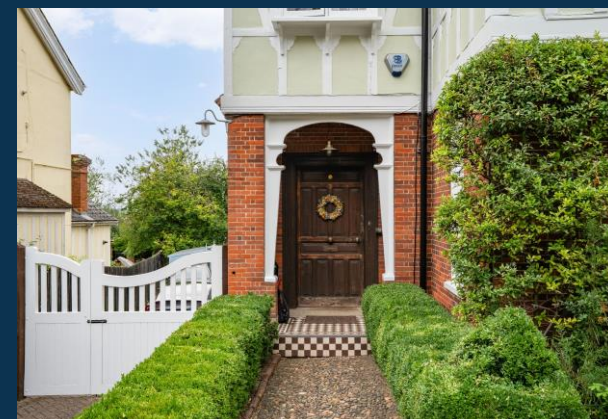
A truly wonderful and rarely available, 7-bedroom, semi-detached family home, sitting on a good size plot. Located on this much sought-after road, just a short distance from the town centre and the County High School.

## The Setting

Mount Pleasant Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

## The Accommodation

7 Mount Pleasant Road is an individual, 7-bedroom, semi-detached family home of excellent proportions, with a truly superb garden with the benefit of a charming detached thatched garden room. The property has been beautifully maintained by the current owners, creating a wonderful versatile living space. The property occupies a fantastic position on this much sought-after residential road, ideally situated within easy reach of Saffron Walden town centre and just a





short walk from the variety of highly regarded local schooling. This wonderful family home provides beautiful and characterful living accommodation, typical of a property from its era, with the accommodation spread over four floors and extending to approximately 3,138 square feet. The property offers a great degree of versatility and provides stunning views over Saffron Walden and countryside beyond. The property boasts many original features throughout, including attractive cast iron fireplaces in the dining room and front sitting room.

In detail on the ground floor the property benefits from an impressive entrance hall with stairs leading to the first floor, door to cloakroom comprising WC and wash hand basin. From the entrance hall, doors lead off to a front reception room with large bay window to the front aspect and original fireplace, a dining room with window to the front aspect and original fireplace.

The beautiful and high-quality kitchen is a particular feature of the property and creates a real hub to the home, set to the rear of the property with French doors to the rear garden and is fitted with base and eye level units with work surface over incorporating a sink unit and induction hob. Integrated appliances include dishwasher, two ovens and



microwave. The kitchen area leads in a dining area with attractive paneling to the wall with built in bookshelves, storage and bench, and French doors lead out to the rear garden.

The lower ground floor is of a generous size providing a useful versatile space, currently providing a utility room, and two store rooms, with two sets of doors leading to the rear garden.

The first-floor benefits from 4 good size bedrooms including a principal bedroom suite with fitted wardrobes and bay window, and en suite shower room. There are two further rooms which are currently utilised as studies but could also provide further bedrooms. There is also a family bathroom on the first floor comprising of a rolltop bath, wash hand basin and WC.

Stairs from the first-floor landing provide access the 2<sup>nd</sup> floor which provides 3 further bedrooms, a further study, a snug area off the landing and additional shower room comprising shower cubicle, WC, wash hand basin.

#### Outside

The property boasts a pleasant location set back from the road, sitting behind an enclosed front garden, with a brick paved driveway providing secure gated off-road parking for a number of vehicles.

The mature and attractive rear garden is of generous size and is laid mainly to lawn together with a variety of well stocked flower beds and borders and an array of mature shrubs, trees and bushes. There is a small patio area to the rear of the property, as well as a further paved area to the rear of the garden providing a lovely area for al fresco dining and entertaining, benefitting from a beautiful and rather unique thatched garden/games room providing a really useful and versatile space. The garden also benefits from a large greenhouse.

#### Services

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

Tenure - Freehold

Property Type - Semi – detached

Property Construction - Rendered brick with tiled roof

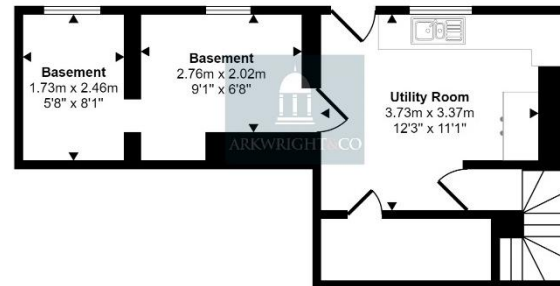
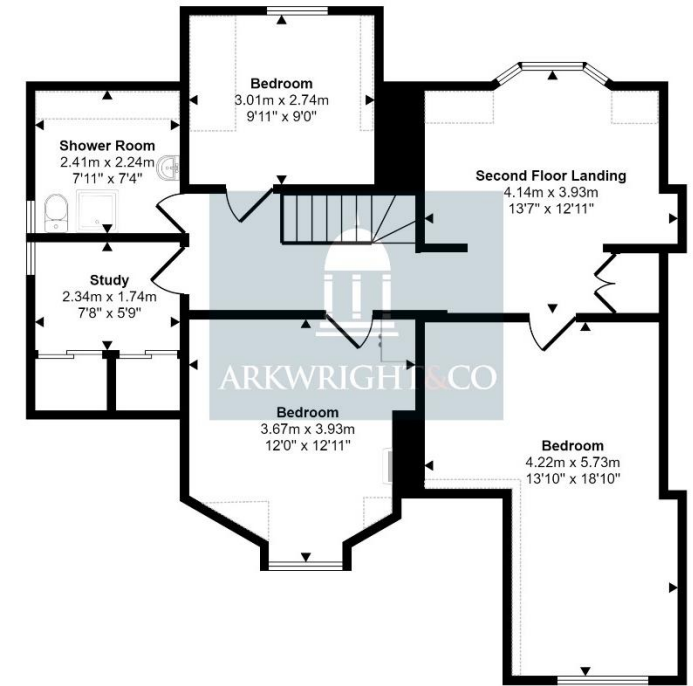
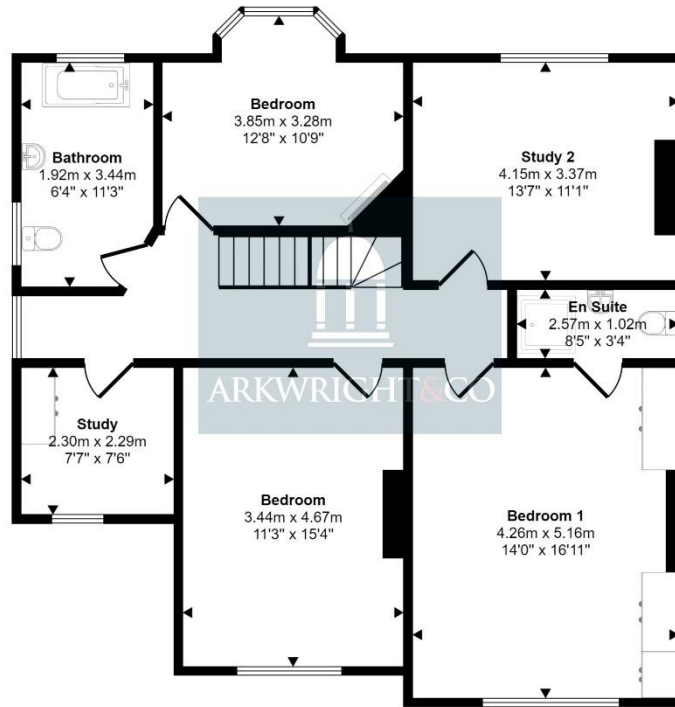
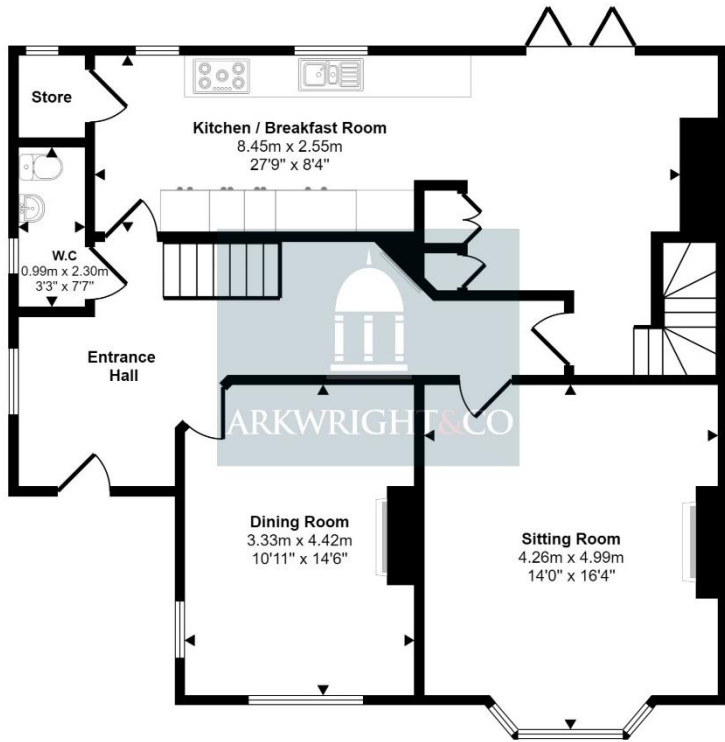
Local Authority- Uttlesford District Council

Council Tax - F









Denotes head height below 1.5m

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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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