



1 Howland Close, Saffron Walden
CB10 2GT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

1 Howland Close

Saffron Walden | Essex | CB10 2GT

Offers In Excess Of £750,000

- A superb five bedroom, three bathroom detached family home
- Stylish open-plan kitchen / dining / family room with bi-fold doors
- Separate living room with log burner
- Principal bedroom with ensuite
- Four further bedrooms with family bathroom and separate shower room
- Private enclosed rear garden
- Double garage with office and ample driveway parking
- Peaceful cul-de-sac location within walking distance of Saffron Walden town centre

The Property

A stunning and spacious five-bedroom detached family home set within a quiet cul-de-sac, yet just a short walk from Saffron Walden town centre. Beautifully arranged over three floors, the property features a generous open-plan kitchen/dining room, elegant living spaces, and well-proportioned bedrooms including a luxurious principal suite. A double garage with office completes this superb modern home.

The Setting

Saffron Walden is renowned for its attractive medieval architecture, thriving twice-weekly market, and independent retailers, including delicatessens, florists, galleries, and bookshops. The town is also home to Saffron Hall, a nationally acclaimed concert venue hosting world-class music and arts performances, and Saffron Screen, a community cinema offering a varied programme of films and events. Families benefit from a selection of highly regarded schools, including the County High School and several well-rated primaries.

There are also numerous parks and green spaces, such as Bridge End Garden and The Common, as well as excellent sports and leisure facilities. For commuters, Audley End station is approximately ten minutes by car, offering regular direct services to both London Liverpool Street (approx. 55–60 minutes) and Cambridge (approx. 20 minutes). By road, London can be reached in 45–60 minutes via the M11, and Cambridge in around 30–45 minutes. The surrounding area offers beautiful countryside walks, including routes along the Saffron Trail and connections to Audley End House. Widdington combines tranquil village life with excellent accessibility, making it an ideal location for those seeking a balance between rural charm and urban convenience.



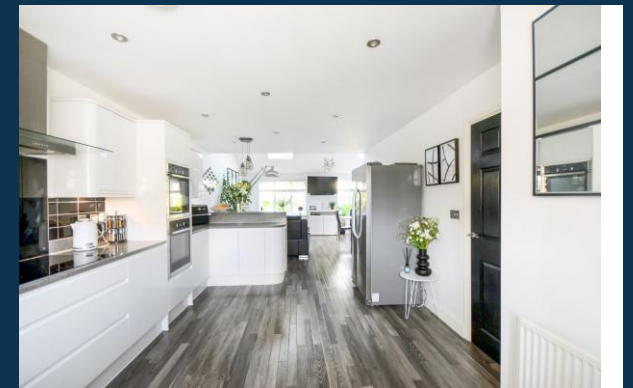


The Accommodation

Tucked away within a peaceful cul-de-sac, yet just a short walk from the town centre, 1 Howland Close is a beautifully presented and extended five-bedroom detached family home offering over 2,500 sq ft of stylish and versatile accommodation.

The home has been thoughtfully redesigned by the current owners to create a superb sense of light and space. At its heart lies a stunning open-plan kitchen, dining and family area, filled with natural light from roof lanterns and bi-folding doors that open directly onto the garden. The sleek, contemporary kitchen features high-gloss cabinetry, integrated appliances, and generous preparation space, while the adjoining dining and seating zones make this the perfect setting for entertaining and family life alike.

A separate living room provides a welcoming retreat, with a wood-burning stove, bespoke shelving, and French doors leading to the terrace and garden beyond.



The accommodation is arranged over three floors, offering excellent flexibility for modern family living.

The principal bedroom features fitted wardrobes and a stylish en-suite shower room, complemented by two further bedrooms spread across on the first floor, together with a well-appointed family bathroom.

The top floor provides two spacious double bedrooms and a shower room — ideal for teenagers, guests, or home-working space.

Outside

The property benefits from driveway parking leading to a double garage, part of which has been cleverly converted to form a bright home office. The enclosed rear garden offers a paved terrace, neat lawn and mature borders, creating a private and easily maintained outdoor space perfect for relaxing or entertaining.

Situated within walking distance of the town centre, local schools and open countryside, this is a superb opportunity to acquire a modern and versatile home in one of Saffron Walden's most convenient residential settings.

Services

Mains electric, water and drainage are connected. Gas fired 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

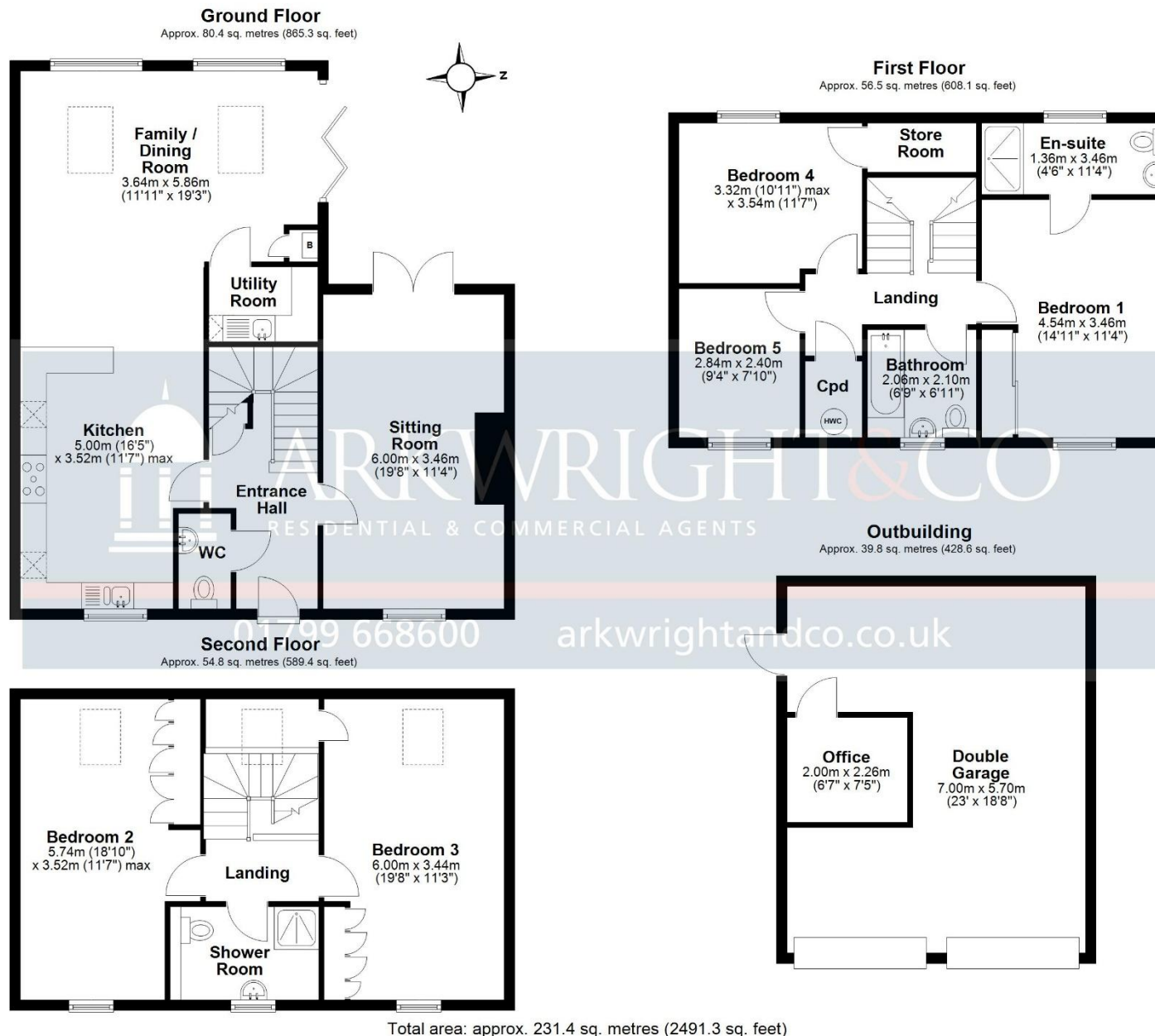
Council Tax – F

EPC - C









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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