



Ashdon Road, Saffron Walden, CB10 2AA

CHEFFINS

Ashdon Road

Saffron Walden,
CB10 2AA

6 4 3

Guide Price £1,850,000

- Double-fronted home overlooking the Common
- Accommodation of approx. 3,800 sqft
- Contemporary fixtures and fittings
- Cat 5 Network cabling throughout
- Detached home office/studio
- Central town location
- No upward chain

A substantial residence located in the centre of town with stunning elevated views over the Common. The property provides extensive, contemporary, architecturally designed accommodation over three floors, together with a generous garden and detached home office/studio.





LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

GROUND FLOOR

RECEPTION HALL

Hardwood entrance door with obscure glazed panel and full height glazed panels to either side, staircase rising to first floor with oak handrail and glass balustrade, deep built-in coats/storage cupboard.

SITTING ROOM

A dual aspect room with bay window to front aspect overlooking the Common, window to side aspect, integrated speakers, fireplace with inset stove on a granite hearth and engineered oak flooring.

KITCHEN/BREAKFAST/FAMILY ROOM

A stunning contemporary living space with integrated speakers. The kitchen comprises an extensive range of units together with a large island, appliances incorporating induction hob, double ovens, full height fridge and freezer, wine chiller and twin bowl sink unit with dishwasher. A large skylight providing a good degree of natural light and glazed patio doors providing access to the adjoining terrace and garden beyond.

DINING ROOM

An impressive Dining Room with bay window to front aspect with views over the Common, two further windows to side aspect, integrated speakers, built-in storage cupboard, door returning to Reception Hall.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, second dishwasher, space for washing machine, tumble dryer and additional fridge/freezer. Glazed door providing access to the outdoor space.

CLOAKROOM

Comprising wall hung w.c., vanity wash hand basin, obscure window and automatic light.

FIRST FLOOR

LANDING

Bespoke arch window with elevated views over

the Common, staircase rising to the second floor with oak handrail and glass balustrade, further window to the rear aspect providing a good degree of natural light and views onto the garden, deep airing cupboard.

BEDROOM 1

Bay window to front aspect with views of the Common, two further windows to the side aspect, walk-in DRESSING ROOM with built-in wardrobes and cupboards.

ENSUITE

A contemporary suite comprising freestanding bath, wall hung w.c., shower enclosure, vanity wash hand basin, obscure window.

BEDROOM 2

Window to the rear aspect overlooking garden, built-in wardrobe.

ENSUITE

Comprising low level w.c., vanity wash hand basin, shower enclosure, obscure window.

BEDROOM 3

Bay window to front aspect overlooking the Common.

BEDROOM 4

Window to the rear aspect overlooking garden.

BATHROOM

Comprising bath, vanity wash hand basin, low level w.c., shower enclosure area, automatic lighting and obscure window.

SECOND FLOOR

LANDING

Skylight to the front aspect, doors to adjoining bedrooms.

BEDROOM 5

Window to front aspect with elevated views over the Common, eaves storage cupboard.

STUDY/CHILL OUT AREA

(Limited head height). Door leading to:

LOFT SPACE

Providing access to pressurised hot water cylinder and gas fired boiler.

BEDROOM 6

windows to front aspect with elevated views of the Common, eaves cupboard.

SHOWER ROOM

Comprising shower enclosure, vanity wash hand basin, low level w.c. and obscure window.

OUTSIDE

The property is set in a stunning central town location with spectacular elevated views over the Common. Also conveniently placed within comfortable walking distance of the Market Square and town facilities. To the front of the property is an extensive block paved carriage driveway with further parking and driveway to the side and EV charging point.

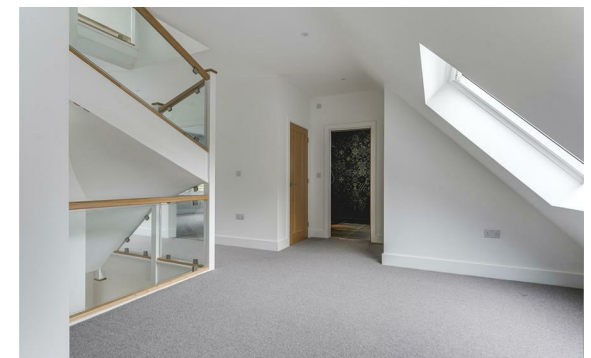
Adjoining the rear of the property is a large paved terrace which is ideal for al fresco entertaining with inbuilt outdoor lighting, steps lead up to the tiered garden which is mainly laid to lawn with a greenhouse. At the top of the garden is a useful air conditioned HOME OFFICE/STUDIO providing a multitude of uses including home office, gym, or studio. The office is accessed via bi-folding doors which overlook the house and garden. It is well insulated with extensive power points, sink unit and and integral shower room with shower enclosure, w.c. and wash hand basin.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.

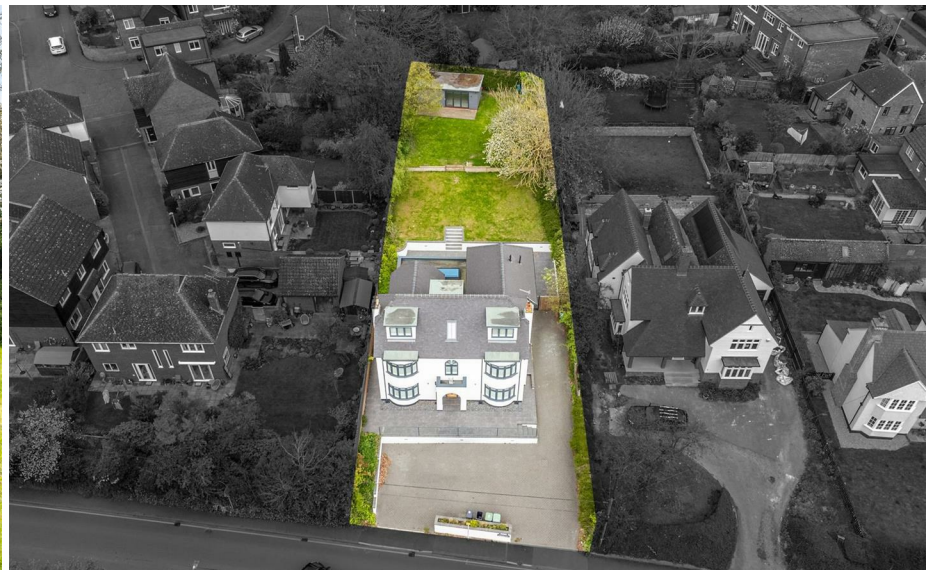




Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		78	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



Guide Price £1,850,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Uttlesford



Approximate Gross Internal Area
 351.68 sq m / 3785.45 sq ft
 (Excluding Outbuilding)
 Outbuilding Area 26.02 sq m / 280.07 sq ft

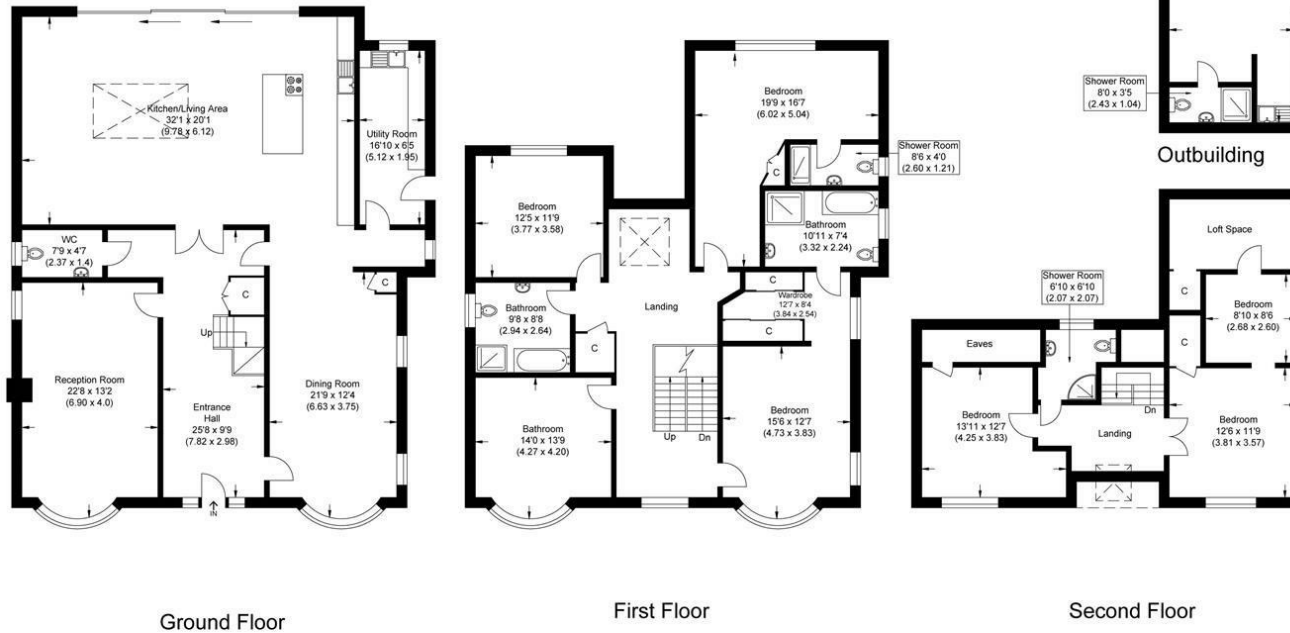


Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD
 01799 523656 | saffron-walden@cheffins.co.uk | cheffins.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.