



**15 Mount Pleasant Road**

Saffron Walden, Essex









## 15 Mount Pleasant Road

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Welcome to 15 Mount Pleasant Road, an enchanting late 19th-century Victorian-period home located in the charming town of Saffron Walden. This stunning property offers five bedrooms and accommodation spread over four floors, boasting an array of period features and magnificent rooftop views of Saffron Walden.

As you approach the residence, you'll be greeted by the beautiful red-brick façade, ornate gables, and traditional Victorian features that exude charm and character. The front garden has mature shrubs and trees providing a great degree of privacy on a spacious driveway with parking for at least 5 cars.

As you step inside, you'll be captivated by the grandeur that awaits you. The ground floor features solid wood herringbone flooring that adds elegance, and the open-plan kitchen dining room is a masterpiece featuring bespoke built-in cabinetry, integrated Miele appliances, and a large island with a breakfast bar. The living room off the entrance hallway boasts high ceilings, detailed cornicing, and a large bay window that floods the room with natural light.

On the first floor, there are three bedrooms, each with bespoke built-in cabinetry. The master bedroom also has an en-suite bathroom with shower connections over the bath. The second floor offers bedroom four, which has a dressing area and a study. The stunning views over Saffron Walden just get better as you go up the levels, which you can admire from each rear-facing window.

The basement level offers two extra reception rooms, a gym, and a TV room, as well as a fifth bedroom with built-in wardrobes, a second shower room, a storage room, and a boot room that leads to the patio terrace.









The property sits on a plot of approximately 0.2 acres, providing ample space for outdoor activities. The garden is mainly laid to lawn, offering a peaceful haven for recreation or getting green-fingered. Three Indian Sandstone tiled patio areas provide the ideal setting for outdoor entertaining. Conveniently, the property offers off-street parking for up to five cars and a garage, as well as a utility room located off the kitchen with space for both a washing machine and a tumble dryer.

For families seeking a quality education, this property is located within the catchment area of the OFSTED-rated '*outstanding*' Saffron Walden County High School and OFSTED-rated '*good*' R A Butler Primary School.

In summary, this rarely available Victorian-period home offers a unique blend of elegance, charm, and modern convenience. With five bedrooms, an open plan kitchen dining room, and accommodation set out over four floors, this property is a true retreat from the hustle and bustle of everyday life. The abundance of period features, stunning rooftop views, and an expansive plot make this an opportunity not to be missed. Get in touch with us today to arrange a viewing and experience the premium lifestyle on offer at this remarkable Saffron Walden residence.

**Agents Notes:**

Tenure: Freehold

EPC Band - TBC

All main services Connected

Uttlesford District Council – Council Tax Band G – £3,531.35pa

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

**Location:**

Saffron Walden is a market town 43 miles north of London, with a thriving market every Tuesday and Saturday. The town has a mix of Tudor cottages and modern homes. There are several primary schools and an 'Outstanding' secondary school.







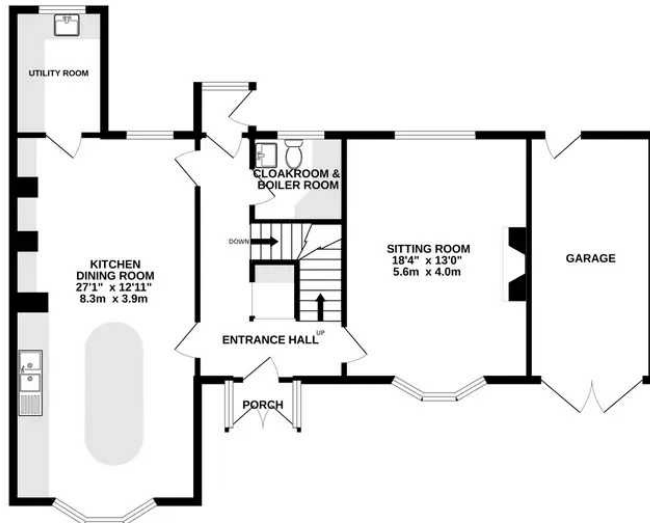




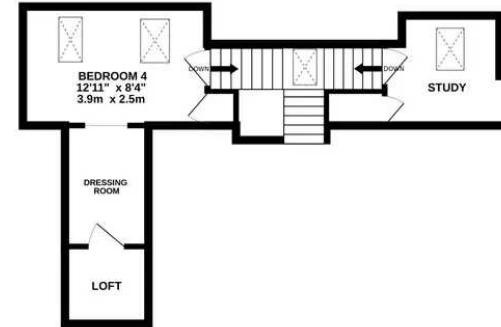




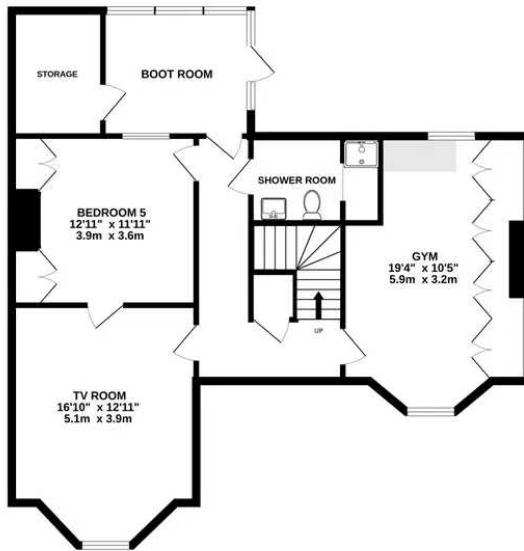
GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



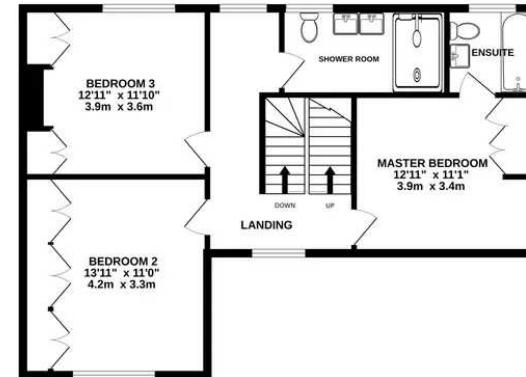
2ND FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



BASEMENT  
899 sq.ft. (83.6 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA : 2917 sq.ft. (271.0 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.









## Pottrill Holland Property Agents

12 Railey Road, Saffron Walden - CB11 3EN

07751 886249 • [info@pottrillholland.co.uk](mailto:info@pottrillholland.co.uk) • <http://www.pottrillholland.co.uk>

Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.