



5 Prospect Place

Saffron Walden, Essex





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Situated at the end of a private lane, **5 Prospect Place** offers a unique blend of seclusion, spaciousness, and style, all just a short walk from Saffron Walden's historic Market Square, esteemed schools, and various amenities.

This remarkable four-bedroom family home includes a one-bedroom annexe, beautifully landscaped gardens, and over 3,500 square feet of versatile living space, conveniently located only 0.6 miles from the town centre. The home is meticulously presented across three levels and features a separate one-bedroom annexe, making it perfect for multi-generational living, guest accommodation, or potential rental income.

The welcoming porch leads into a bright and spacious entrance hall with wood flooring and elegant finishes. A generous study at the front of the house is perfect for home working, while the main reception room at the rear boasts French doors that open onto a raised terrace with views of the gardens beyond. Additionally, there is a separate family room and a cloakroom on this floor, providing flexible living and entertaining space.

The lower ground floor is the heart of the home, with a vast open-plan kitchen, dining, and living space enjoying a double-aspect outlook and French doors opening directly onto the garden. This entire level benefits from a tiled floor with a water-based underfloor heating system, ensuring warmth and comfort throughout the seasons.

The kitchen is fitted with cream shaker-style cabinetry, a central island, integrated appliances, and extensive storage. Adjacent to the main living space, the garden room is flooded with light from skylights and full-width bi-fold doors, offering a peaceful spot to relax while enjoying uninterrupted views of the landscaped garden. A generous bedroom with en suite shower room completes this level—ideal for guests, multi-generational living, or an independent space for a teenager.





Upstairs, the first floor comprises three additional double bedrooms, all thoughtfully designed with dormer windows, clever storage solutions, and soft neutral tones. The principal bedroom features its own sleek en suite, while the second bedroom also benefits from a private shower room. A family bathroom serves the third bedroom.

Detached from the main house, the stylish one-bedroom annexe is located above the garage and accessed via its own private staircase and sun deck. Inside, the space is efficiently arranged with an open-plan living/bedroom area, a kitchenette, and a modern bathroom, perfect for visitors, an au pair, or even as a home studio or Airbnb.

Outside, the extensively landscaped gardens create several zones for entertaining, relaxation, and play. Highlights include a central astroturf lawn, a raised decked seating area, a timber gazebo, a charming summerhouse, and a gravelled terrace surrounded by mature plantings, all fully enclosed for privacy. The front of the property offers ample off-road parking and a double garage with electric doors.

The location is outstanding, just 0.6 miles from Saffron Walden Market Square and a short walk to R.A. Butler Primary School and Saffron Walden County High School (rated 'Outstanding' by OFSTED). Excellent commuter links are also nearby via Audley End Station, which offers regular services to London Liverpool Street.

Stylish, spacious, and wonderfully private, 5 Prospect Place is a truly versatile home in a sought-after setting, ideal for modern family life.

Agents Notes:

Tenure: Freehold

EPC Band C

Uttlesford District Council - Tax Band F - £3,342.69 pa

Mains Services Connected

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

Broadband Coverage: Superfast Available, 53 Mbps (Ofcom)











Approx gross internal floor area 330 sqm (3550 sqft) excluding Garage





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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.