



2 Tilia Court

Saffron Walden





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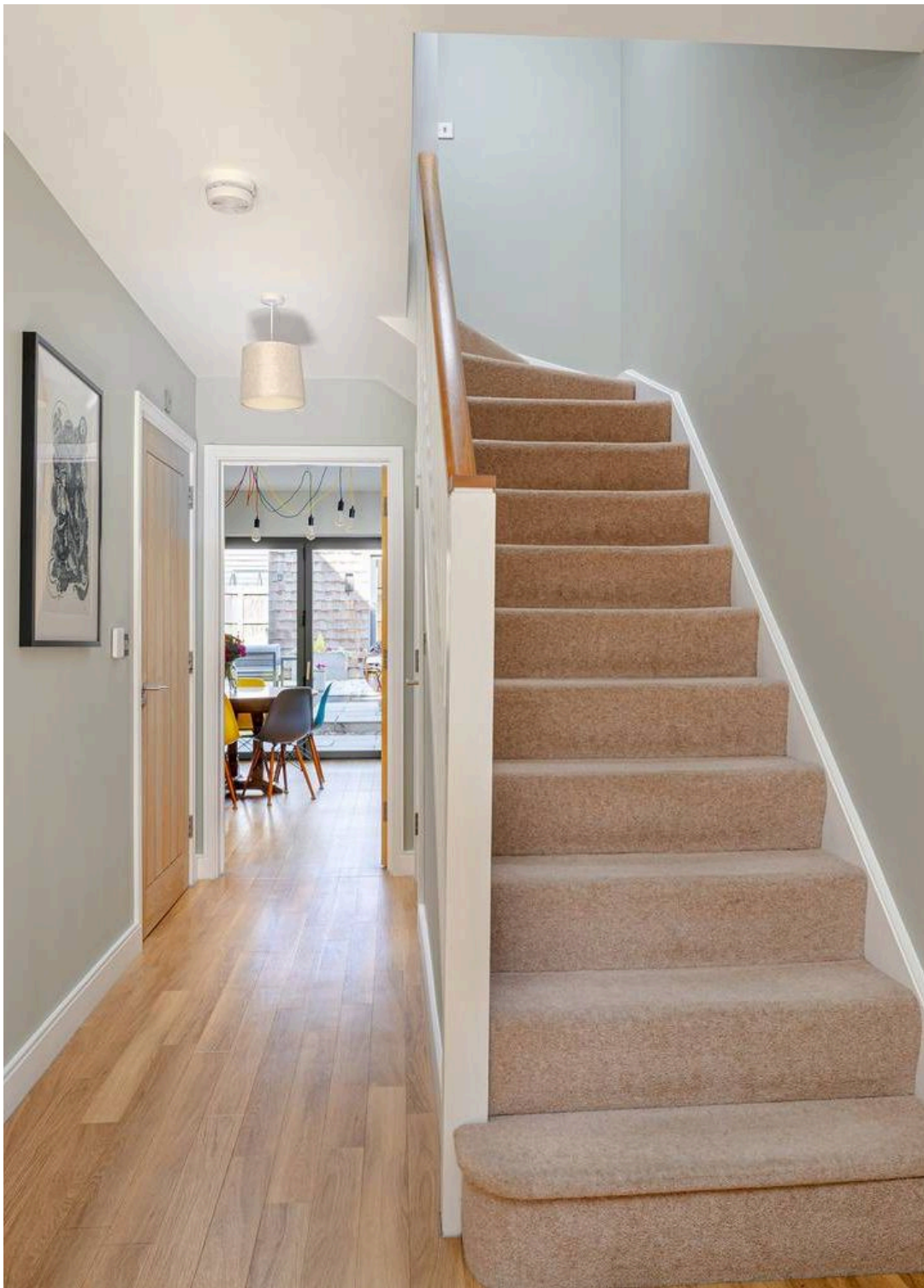
Discreetly positioned within *The Avenue*, an award-winning development by the Hill Group completed in 2014, **2 Tilia Court** represents a rare opportunity to acquire a contemporary home of exceptional architectural pedigree. The Avenue is renowned nationally, having been awarded the coveted 2016 RIBA National Award for its innovation, sustainability, and forward-thinking design. This property is a striking example of modern family living brought to life.

The home sits tucked away in a private position, balancing tranquillity with convenience. Within walking distance lies Saffron Walden's bustling town centre, rich with cafés, boutiques, and amenities. Families will also appreciate its enviable proximity to Ofsted-rated 'Outstanding' schools; Katherine Semar Primary and Saffron Walden County High, both just a short walk away. For commuters, Audley End Station is a brief drive, offering direct links into London Liverpool Street and Cambridge.

Extending to around 2,435 sq ft, the house is arranged across three floors and a detached studio, delivering a fluid and versatile layout. The ground floor makes a bold first impression: a welcoming hallway leads into a large sitting room, bathed in natural light from a wide picture window. At the rear, the open-plan kitchen/dining/family room is the true heart of the home. Sleek gloss cabinetry, Siemens appliances, and a central island set the tone for refined practicality. Bi-fold doors open seamlessly to the landscaped garden, creating a perfect indoor-outdoor flow. A separate utility room and cloakroom complete the level.

The first floor is anchored by a luxurious master suite, comprising a spacious double bedroom, a dedicated dressing room, and a stylish en-suite shower room. A further double bedroom and a contemporary family bathroom serve this floor.





The second floor offers two further large double bedrooms, each with excellent proportions, full-height windows, and ample storage, alongside another beautifully appointed bathroom. This upper floor is ideal for teenagers, guests, or even adaptable as work-from-home studios.

Bathrooms throughout the property are finished with clean-lined tiling, walk-in showers, and contemporary fittings, blending function with elegance. Every room benefits from thoughtful natural light, accentuated by large windows and skylights.

A particular highlight is the detached garden studio, a versatile outbuilding designed to seemly fit in with the main house. Whether used as a home office, art studio, or gym, it offers a peaceful retreat overlooking the landscaped garden.

The garden itself has been beautifully designed with entertaining in mind, featuring a large terrace for dining and multiple seating areas, all softened by mature planting and lawn. At the front, the property features a tandem driveway and a garage, with plenty of visitor parking available as well.

2 Tilia Court offers the best of both worlds: award-winning architectural design, spacious and versatile interiors, and a location that combines community, convenience, and connectivity. For buyers seeking a home of distinction in one of Saffron Walden's most desirable addresses, this property is an outstanding choice.

Agents Note:

Tenure: Freehold

EPC Band B

Uttlesford District Council - Tax Band G - £3,856.95pa

All Mains Services Connected, Including Solar Panels

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

Broadband Coverage: Superfast Available, 49 Mbps (Ofcom)











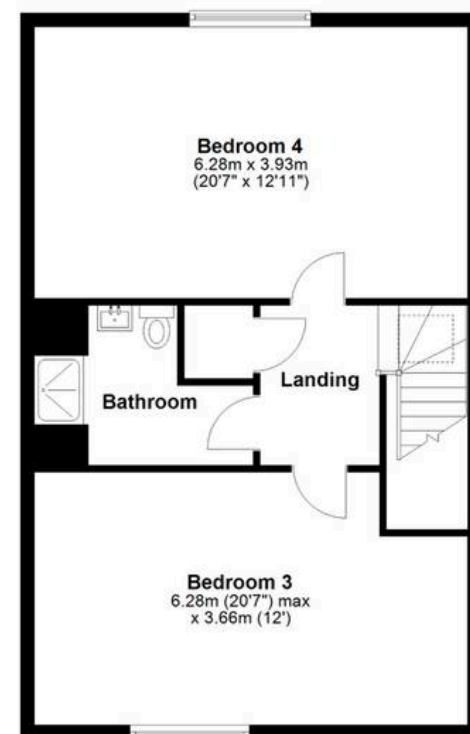
Ground Floor



First Floor



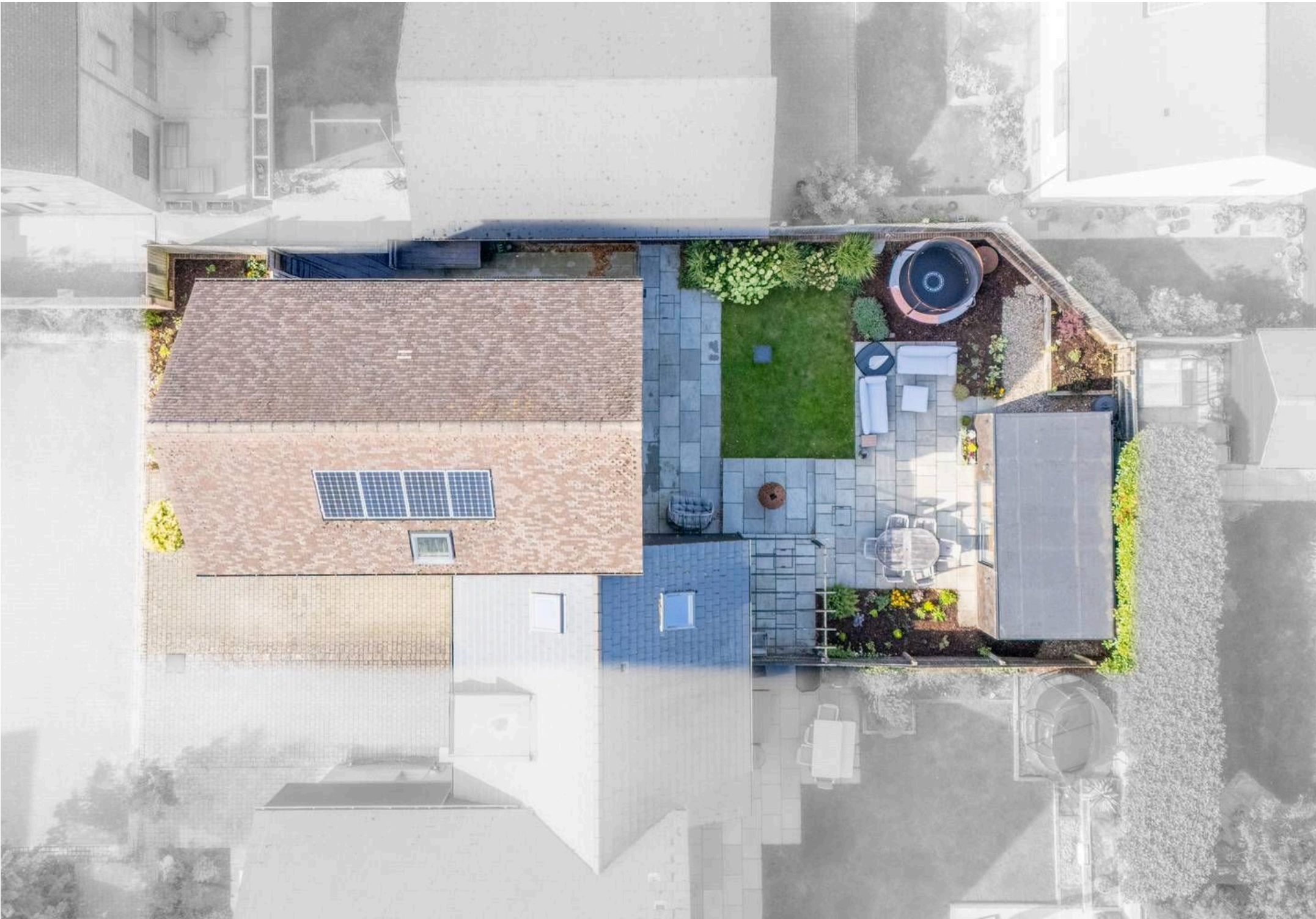
Second Floor



Office/Outbuilding



Gross internal floor areas
Ground Floor 69.7m (749 sqft) excluding Garage
First Floor 78.1 sqm (841 sqft)
Second Floor 63.6 sqm (684 sqft)
Office/Outbuilding 15 sqm (161 sqft)
Total 226.4 sqm (2435 sqft)





Property Agents



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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.