

EH

EXQUISITE  
HOME





## FAR-REACHING VIEWS

A unique opportunity to enjoy spacious living in a tranquil village, while still benefiting from the amenities of nearby Saffron Walden. With its stunning countryside views and versatile accommodation, this home is perfect for families looking to embrace a warm, community-oriented lifestyle.







## *A Picturesque Arrival...*

As you approach the property, you are greeted by a wide verge lined with mature horse chestnut trees and a charming hawthorn hedge, setting a picturesque tone. The expansive gravelled driveway provides ample parking for several vehicles and leads to a handsome cart lodge, garage, and wood store.

Upon entering through an attractive front door, you are welcomed into a spacious and light-filled hallway. To the right, a beautiful dual-aspect reception room features elegant wooden floors and a cosy wood burner, creating a warm and inviting atmosphere perfect for relaxed evenings.

The impressive picture window frames breathtaking views across the gardens and countryside, while illuminating the rear dining area, which forms part of the open-plan kitchen breakfast room. This contemporary space is fitted with stylish shaker-style units, an island housing an induction hob, a butler sink, and generous space for an American fridge freezer, all designed for modern family living.

For added flexibility, the property offers a snug or playroom ideal for family time, a practical utility room, and a boot room with convenient access to the rear garden. A charming conservatory or garden room extends the living space further, providing additional light and offering stunning, uninterrupted views of the garden and surrounding fields, perfect for year-round enjoyment.

Upstairs, the property continues to impress with five well-proportioned bedrooms, two of which benefit from stylish en suite bathrooms. The family bathroom boasts luxurious touches, including a freestanding bath from Heritage and elegant Burlington sinks. The principal bedroom is a true retreat, offering beautiful elevated views and a luxurious en suite complete with twin sinks imported from Spain.







*“the beautifully appointed dual-aspect reception room is an inviting space perfect for cosy evenings and relaxed gatherings....”*





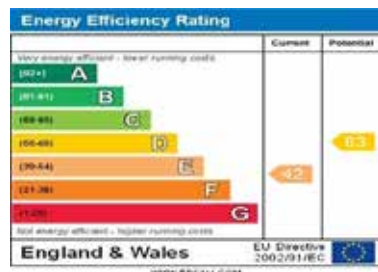


## LOCATION

The property is further enhanced by a large rear garden featuring a lovely terrace, perfect for alfresco dining and summer entertaining. Additionally, there is shared path access to the front of the home, completing the appeal of this beautifully presented and thoughtfully designed family property.

This home is conveniently located within the quaint village of Debden, which offers a peaceful rural lifestyle with a strong community spirit. The nearby medieval market town of Saffron Walden, just three miles away, provides a wealth of amenities, including Waitrose and Tesco supermarkets, as well as a variety of independent shops and restaurants. Debden itself features a post office, a pub that offers food and an antique centre on the outskirts of the village, while nearby Newport has a range of local shops and a train station offering services to London Liverpool Street and Cambridge. Debden is home to the Debden Church of England Primary Academy, which is rated 'Good'. Saffron Walden also boasts several respected independent schools, including Dame Bradbury's whilst Felsted School, and Bishop's Stortford College are within driving distance. For state schooling, families have access to Debden Church of England Primary School, Newport Free Grammar School, and Saffron Walden County High School. Further educational opportunities are available in Cambridge, where renowned prep schools such as King's & St John's College Schools are located, alongside secondary schools like Perse CoEd and The Leys.

For commuters, the M11 (Junctions 8 & 9) are just 11 and 7 miles away, respectively, providing excellent access to Stansted Airport and onward travel to London. The express train service from Stansted offers a quick connection to London Liverpool Street, while Stratford International Station provides non-stop Eurostar services to continental Europe.



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