



EH

EXQUISITE  
HOME

## A LANDMARK BUILDING

In the very heart of Saffron Walden is this truly remarkable ancient building, constructed in the Tudor period, extended over the centuries and now a beautiful and historic family home. Built on the corner of two streets, its public face is entirely Tudor, with the exposed timbers and slightly askew proportions so typical of this period. Thought to be the oldest inhabited property in the town (and Saffron Walden is known for its ancient buildings), it combines characterful period features with comfortable contemporary accommodation and is an incredibly rare opportunity to purchase a piece of living history. Grade I listed and thought to date back to the late fifteenth century when Henry VII was on the throne, it has all the benefits of a town centre property, but also offers off street parking, a private courtyard garden and a two storey annexe.











The present owners bought the property eleven years ago, attracted by the fact that the high school was within walking distance, that it had a town centre location, ideal for shopping, amenities and social life, and that there was an annexe for the older children to use. Since moving in, they have opened up the kitchen by taking out a wall and completely modernised it. They converted one bedroom into a shower room, redecorated throughout in Farrow and Ball and Little Greene paint, replaced the old shed and extended the driveway to take between seven and ten cars. The annexe has also been refurbished. The double height entrance into the courtyard from the street was originally used for horse drawn conveyances and now opens into the extremely attractive gravelled parking area, rectangular central lawn with encircling box hedge and numerous sunny seating areas. The house surrounds it on three side with the mellow brick wall of the neighbouring property providing the fourth wall.

The house itself has a plethora of exposed beams, inglenook fireplaces and original period features and an unusually large number of staircases, ideal for making one's way up to the first and second floors from any part of the house. The front door opens into the entrance hallway with the staircase rising up to the first floor and the breakfast room next door, currently being used as a home gym. A door opens into the cosy dual aspect sitting room with brick fireplace with original niches, oak bressumer beam, an Aga log burner and wooden floor. Next door to that is the useful laundry and utility room with plumbing for a washing machine and tumble dryer, doors opening on to the courtyard and a staircase rising to the first floor. To the left of the hall is the snug, currently being used as a study. It opens into perhaps the most magnificent room in a house full of them, the vast, timbered dining hall. Stepping into it, one is instantly transported back into Tudor times. The owners presently use it for entertaining. The sleek, modern kitchen is by Smallbone of Devizes with quartz worktops, an eye catching claret island with pendant lighting with sink and induction hob with extractor fan, an integrated dishwasher, electric oven, steam oven, wine fridge, fridge freezer, fridge and zip tap. There is a cream gas Aga in the original fireplace niche with glossy claret tiles setting it off. Beneath this level, there are two cellars, one used for wine and the other for general storage. The ground floor accommodation is completed by two cloakrooms.



*“The sleek, modern kitchen is by Smallbone of Devizes...”*









### *Attractive Annexe...*

The annexe is perfect for anyone with teenage children or an elderly relative as it has accessible bedrooms on the ground floor. Two bedrooms, one with an en suite shower room and an upstairs sitting room with kitchenette and further shower room provide comfortable accommodation.









### *An Abundance Of Period Features...*

On the first floor, there are five bedrooms including the stunning dual aspect principal bedroom with its built in wardrobes. Many of them have their own staircase and feature original exposed oak beams. The second bedroom has a smart four piece en suite bathroom with bath and shower. There are two shower rooms, one with his and hers sinks and a three piece bathroom with bath. On the second floor is a delightful bedroom suite with a large double bedroom, fitted dressing room and en suite shower room with wardrobe next to it.











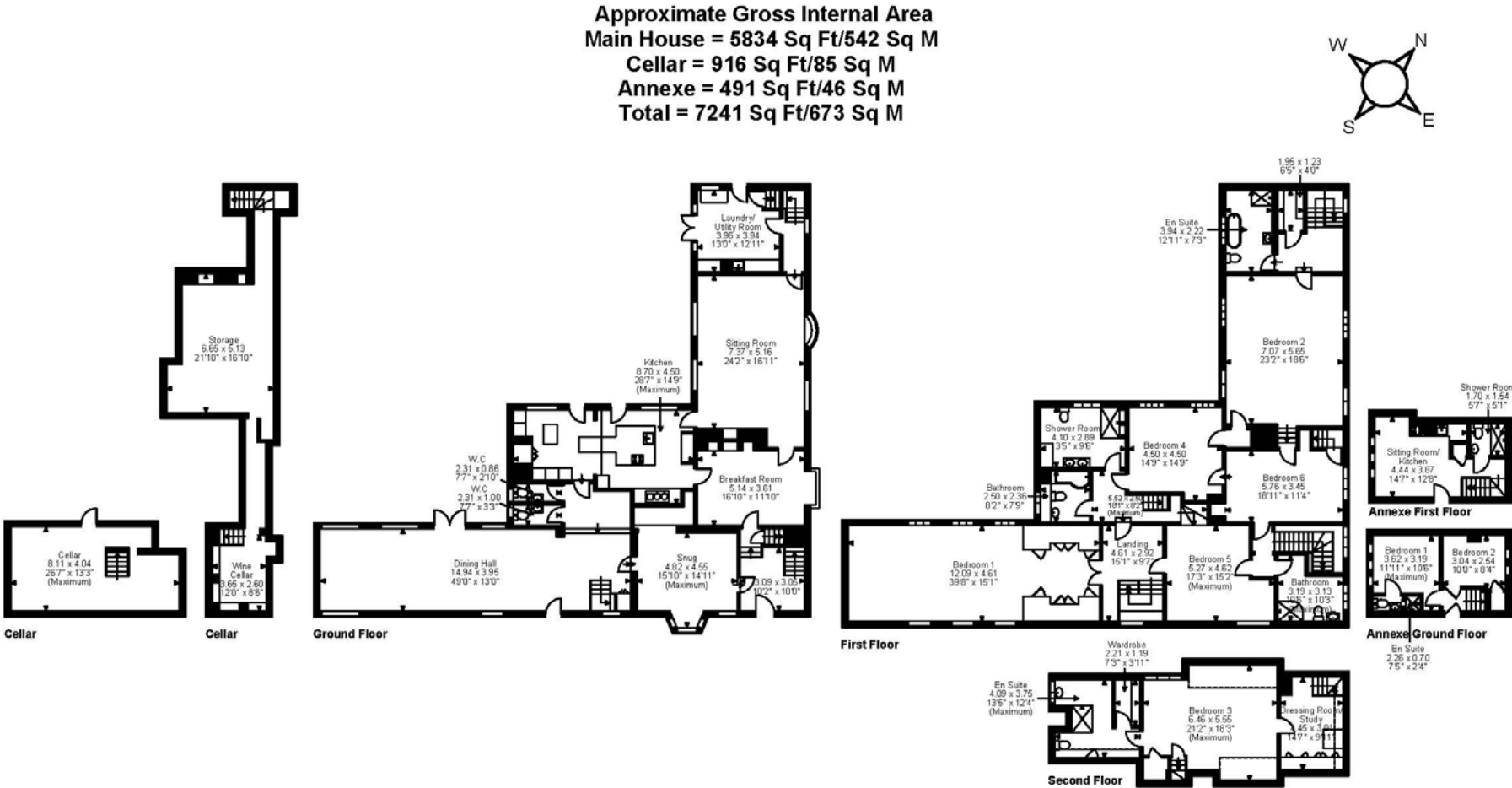


# LOCATION

Nestled in the heart of north-west Essex, Saffron Walden is a captivating market town that seamlessly blends historical charm with modern living. Recognised by The Sunday Times as the best place to live in the UK for 2025 , this vibrant community offers an exceptional quality of life for residents and visitors alike.

Steeped in history, Saffron Walden boasts a rich heritage evident in its medieval architecture and well-preserved buildings. Landmarks such as the 12th-century Walden Castle ruins and St Mary’s Church, the largest parish church in Essex, stand as testaments to the town’s storied past . The town’s name itself harks back to the saffron crocus, once cultivated here for its valuable dye. Saffron Walden has a mix of well-preserved historic buildings, mix of independent shops, cafes and restaurants, open green spaces, common with play equipment and the half-timbered Guildhall.The town centre is a bustling hub of activity, featuring a twice-weekly market that has been a tradition since the 12th century . For families, Saffron Walden offers excellent educational opportunities, including top-rated state schools, the independent Dame Bradbury’s School and the County High School which is rated Outstanding by Ofsted. The town is also home to cultural venues such as the Fry Art Gallery, Saffron Screen cinema, and Saffron Hall concert venue, providing a rich array of arts and entertainment options.

North Essex is a much sought after region with excellent transport links. Trains run into London Liverpool Street from Audley End station and the M11 is nearby. The town’s blend of historical allure, community spirit, and modern amenities makes it a truly desirable place to call home.



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At Exquisite Home, we offer a refreshing approach to selling or letting exclusive homes, combining individual flair and attention with the local expertise of independent estate agents to create a strong international network, with powerful marketing capabilities. We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. Exclusive properties also require a tailored approach to marketing. Our bespoke service adopts a lifestyle approach to the promotion of your property, combined with an efficient sales process and outstanding customer service. The widespread exposure of prime residential properties is crucial.

The more prestigious a property, the smaller the number of potential buyers. Buyers of exclusive properties are generally not constrained by such influences as specific location, proximity to public transportation or local amenities. In today's market, the mobility of buyers is also greater than ever and they could come from, quite literally, anywhere- through local and regional marketing, national newspapers and magazines or; increasingly, internationally using interactive technologies, with this in mind, we have created a marketing strategy to target a suitable geo-demographic profile of potential buyers around the world.





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