



The Hollow, Windmill Hill
CB10 1RR



ARKWRIGHT & CO
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The Hollow

Windmill Hill | Saffron Walden | CB10 1RR

Guide Price £1,695,000

- A truly unique, four-bedroom contemporary home built in 2020 featuring a striking façade
- Expansive open plan living with dramatic floor to ceiling window
- Seamless indoor/outdoor flow with wrap around, glass front balcony
- A dedicated mezzanine level that overlooks the main living area and captures the garden views
- Stunning principal bedroom suite with uninterrupted views
- Occupying an enviable and discreet setting in the heart of prime Saffron Walden with a plot approaching 0.64 acre

The Property

Occupying a prime position in Saffron Walden, this highly individual architectural masterpiece seamlessly blends contemporary industrial aesthetics with expansive, light-filled living spaces. The property boasts a spectacular open-plan vaulted interior and a striking circular feature gable, finished to a meticulous specification with sweeping views over its private, verdant grounds.

The Setting

Nestled on the northern edge of the historic market town of Saffron Walden, Windmill Hill is one of the area's most prestigious and sought-after addresses. This elevated location offers a perfect blend of semi-rural serenity and town-centre convenience, characterized by its mix of grand period homes, bespoke modern architecture, and sweeping views across the Essex countryside. Residents enjoy a peaceful, community-focused atmosphere while being just a short, scenic stroll away from the town's vibrant medieval heart, renowned for its colourful timber-framed houses and the award-winning Tuesday and Saturday markets.

Amenities are abundant and within easy reach, the area is home to the highly regarded Saffron Walden Golf Club and is within the catchment of the "Outstanding" Saffron Walden County High School. Leisure options are plentiful, from the nearby Lord Butler Fitness & Leisure Centre to the manicured beauty of Bridge End Gardens and the vast, open parklands of the Audley End Estate. For everyday essentials, the town offers a sophisticated mix of independent boutiques, artisan bakeries, and a Waitrose, alongside a thriving cultural scene at Saffron Hall and the Saffron Screen cinema.

Windmill Hill is exceptionally well-positioned for the modern commuter, offering seamless access to both London and the technology hubs of Cambridgeshire. Audley End Station is just 3 miles away (approximately an 8-minute drive), providing frequent direct rail services to London Liverpool Street in roughly 55–60 minutes and Cambridge in just 20 minutes. For those traveling by road, the M11 (Junctions 8 and 9) is easily accessible, ensuring a smooth connection to the M25 and the wider motorway network, while London Stansted Airport is conveniently located just 13 miles to the south for international travel.



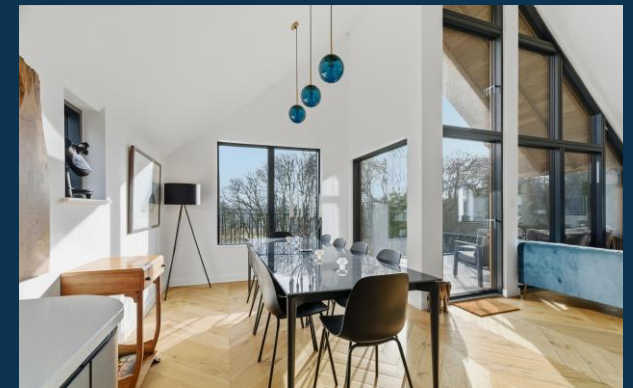


The Accommodation

The heart of the home is a spectacular vaulted open-plan living space that celebrates volume and light. The kitchen is a model of sleek, minimalist design, featuring a large central island with breakfast bar seating and high-end integrated appliances, seamlessly transitioning into the dining and lounge areas. This entire space is framed by dramatic floor-to-ceiling glazing and a unique "bridge" entrance, while sliding doors open onto a substantial wrap-around balcony designed for alfresco entertaining. To the front, a distinct music room features the lower curve of the signature circular window, providing a secondary space for relaxation.

Ascending the industrial-style staircase, the mezzanine office offers a sophisticated sanctuary for remote work. Perched high within the roofline, this glass-balustraded level provides a quiet vantage point that overlooks the architectural drama of the living area below while benefiting from the natural light flooding through the skylights.

The ground floor is dedicated to the home's private quarters and versatile recreational spaces, all benefiting from high ceilings and a seamless connection to the surrounding gardens. The principal suite is a light-filled sanctuary, featuring dual-aspect windows and direct access to the garden terrace through a glazed door. This suite is further enhanced by



a dedicated walk-in dressing area and a stylish en-suite shower room finished with contemporary black hexagonal floor tiles, a double vanity, and a large walk-in rain shower.

The three additional bedrooms are well-proportioned and feature unique decorative touches. These rooms are served by a sophisticated family bathroom featuring a modern freestanding bathtub, and a separate glass-enclosed shower.

Positioned at the front, the playroom provides a flexible secondary living area, ideally suited as a media room or children's den, with large windows overlooking the lawn. Completing the level is a practical utility room with external access and a central hallway with clean lines and integrated lighting that ties the accommodation together.

Outside

The property sits centrally within a generous plot, surrounded by manicured lawns and mature trees that provide a high degree of privacy. A substantial stone-paved terrace extends from the ground floor, creating an ideal sheltered spot for outdoor dining and lounging. On the first floor, a wide wrap-around balcony with a stylish metal balustrade offers an elevated platform for entertaining, providing an uninterrupted vantage point to enjoy the far-reaching views over open fields and the historic landscape of Saffron Walden. The home is approached via a private driveway providing ample off-road parking with EV charging point, and prospective purchasers should note that bricks have purchased for the erection of a detached garage on the grounds, offering the opportunity to further enhance the property's external facilities subject to the necessary permissions.

Services

Mains electric and water are connected. Air source heat pump with underfloor heating throughout. Private drainage system via a septic tank. Superfast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Timber framed with brick skin and slate roof

Local Authority – Uttlesford District Council

Council Tax– G









Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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