



Mead Hall, Little Walden Road
CB10 1UX



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Mead Hall

Little Walden Road | Saffron Walden | CB10 1UX

Guide Price £825,000

- A substantial four/five bedroom detached family home
- Excellent scope for modernisation and enhancement
- Three versatile reception rooms
- Impressive dual-aspect sitting room filled with natural light
- Potential to create annexe-style accommodation
- Private and mature garden with multiple zones and landscaping potential
- Ample off-road parking
- Additional plot of land (1.13acres) available by separate negotiations

The Property

A well-balanced and versatile village home, offering generous accommodation, excellent flexibility and a private garden setting, all within easy reach of Saffron Walden.

The Setting

Mead Hall occupies a highly regarded position along Little Walden Road, enjoying a semi-rural feel whilst remaining conveniently placed for the amenities of Saffron Walden. This attractive and historic market town is widely recognised for its characterful streets, excellent independent shops, cafés and restaurants, together with a strong sense of community and a rich architectural heritage.

The area is particularly well served for schooling, with a number of highly regarded state and independent options nearby, making it an appealing choice for families. For commuters, the nearby Audley End railway station provides regular mainline services into London Liverpool Street, typically within the hour, whilst road links via the M11 offer straightforward access to Cambridge and London beyond.

Surrounding countryside is a notable feature of the location, with an abundance of footpaths, bridleways and open farmland on the doorstep, ideal for walking, cycling and outdoor pursuits. Despite this sense of rural tranquillity, the property remains well connected, striking an excellent balance between village living and accessibility.

Overall, the setting combines the best of both worlds—peaceful, green surroundings with the convenience and lifestyle offering of one of north Essex’s most sought-after market towns close at hand.





The Accommodation

Mead Hall offers a generous and well-laid-out footprint, but it is important to note that the house now requires a comprehensive programme of updating throughout. As it stands, the property provides a solid starting point rather than a finished home, and is best suited to buyers looking for a project with genuine potential and boast an abundance of character.

The ground floor is arranged around a central layout, with a large dual-aspect sitting room forming the main living space. This is a good-sized room with plenty of natural light, although it would benefit from modernisation. Two further reception rooms provide additional flexibility, whether as a dining room, study or family room,

The kitchen and adjoining spaces are functional but dated, and present clear scope for replacement or reconfiguration. There is good potential here to create a more open-plan kitchen/dining/living space, subject to the usual consents, which would significantly enhance the overall flow of the house.



One of the strengths of the layout is its flexibility. There is scope to create annexe-style accommodation if required, making the property suitable for multi-generational living or guest use once updated. Upstairs, the first floor provides 3 generous bedrooms and a family bathroom. There is a further generous bedroom located on the 2nd floor.

Overall, Mead Hall should be viewed as a property with strong underlying fundamentals—good space, a flexible layout and a desirable setting.

It presents a fantastic opportunity to modernise and add value, creating a home tailored to their own style and requirements.

Outside

The gardens at Mead Hall offer a wonderfully natural and characterful setting, providing a sense of space and seclusion that is increasingly rare so close to Saffron Walden. Rather than being formally arranged, the grounds have an established, slightly rugged feel, with a variety of mature trees, shrubs and planting creating a rich and verdant backdrop throughout.

To the front, the property is approached via a driveway providing ample off-road parking, complemented by a detached garage, ensuring both practicality and convenience are well catered for.

A particularly charming feature is the stream that gently runs through the plot, naturally dividing the garden into two distinct areas. Closer to the house, there is a more open and usable section, ideal for day-to-day enjoyment, outdoor dining and family use. Beyond the stream, the garden takes on a more informal, almost woodland-like character, offering a quieter and more secluded space—perfect for those seeking a connection with nature or wishing to create a more curated landscape over time.

The overall feel is one of privacy and potential, with the established greenery providing both screening and atmosphere, whilst also presenting an excellent opportunity for an incoming purchaser to shape and enhance the grounds to their own vision.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultra-fast broadband is available and mobile signal is ok.

Tenure – Freehold

Property Type - Detached

Property Construction – Timber framed with screed and slate roof

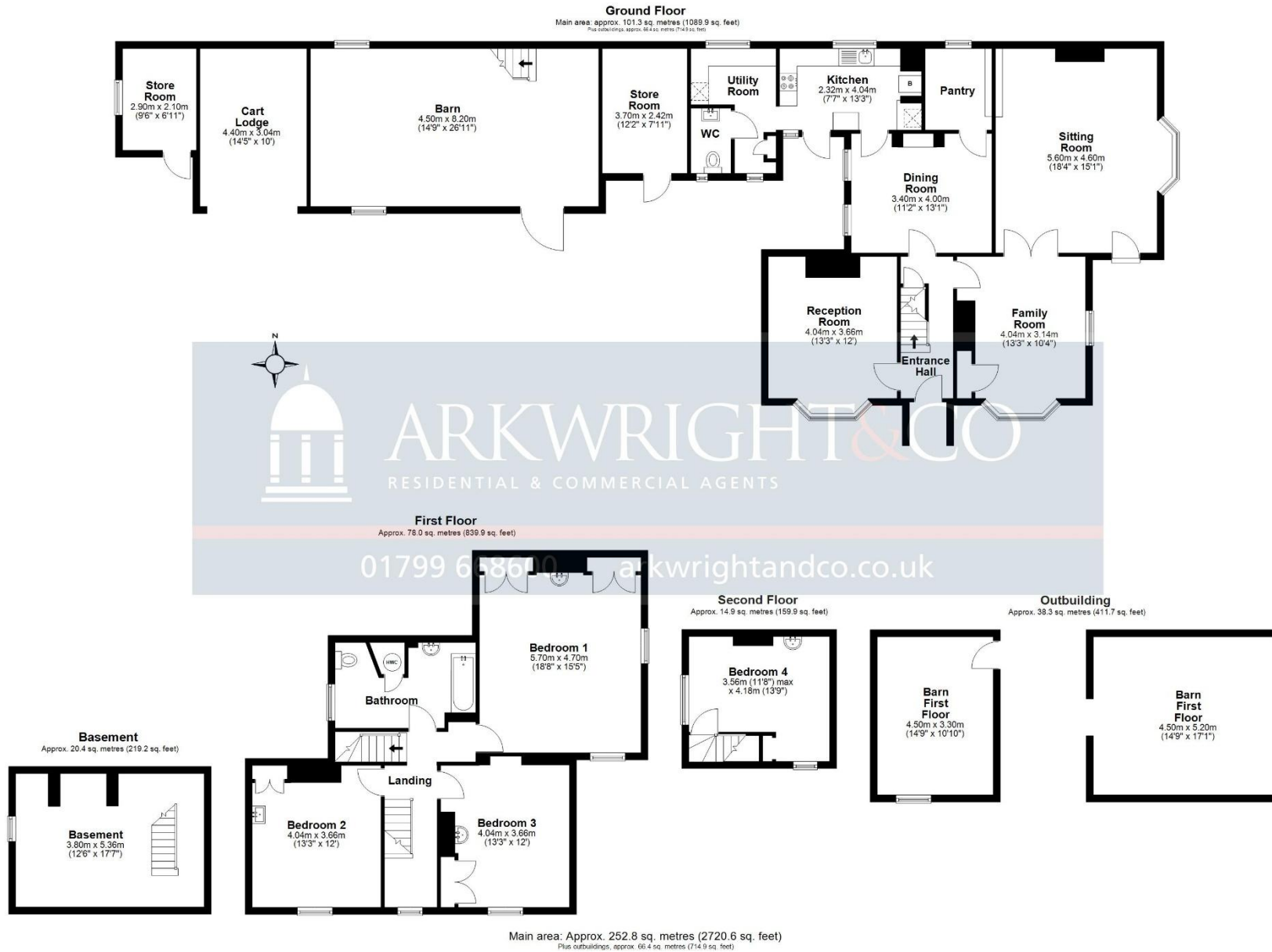
Local Authority – Uttlesford District Council

Council Tax – E









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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