



9 Barnards Court Church Street, Saffron Walden,  
CB10 1JS



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 9 Barnards Court

Saffron Walden | Essex | CB10 1JS

Guide Price £550,000

- Beautifully presented and stylish townhouse in a secluded town-centre position
- Open-plan kitchen and dining space with conservatory extension
- Four bedrooms arranged over the upper floors
- Impressive first-floor sitting room filled with natural light
- Landscaped rear garden with terrace and lawn
- Covered storage area and shared block-paved driveway access

## The Property

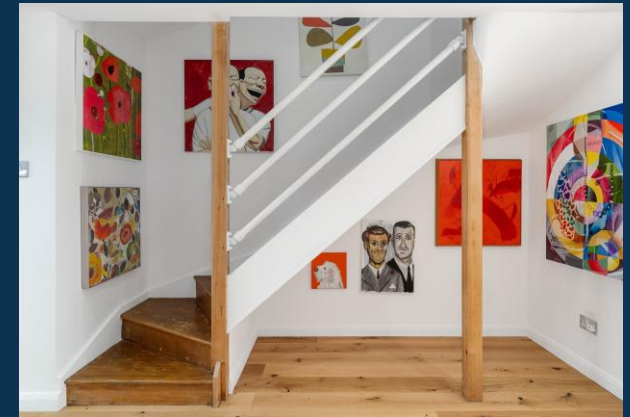
A well appointed and well presented 3/4 bedroom modern town house, enjoying a pleasant position nestled away within the exclusive development and ideally located in the heart of Saffron Walden town centre.

## The Setting

Saffron Walden is one of Essex's most sought-after market towns, renowned for its historic character, vibrant community and excellent range of amenities. Centred around an attractive market square, the town offers an excellent selection of independent shops, cafés, restaurants and everyday conveniences, together with a thriving weekly market. The town is particularly popular with families thanks to its highly regarded schooling, extensive leisure facilities and abundance of green spaces, including the beautiful Bridge End Garden and nearby Audley End House and Gardens. Saffron Walden combines the charm of a traditional market town with excellent connectivity, with nearby mainline railway stations at Newport and Great Chesterford providing regular services to London Liverpool Street and Cambridge, while the M11 offers convenient road links to London, Stansted Airport and beyond. Offering an exceptional balance of lifestyle, convenience and countryside surroundings, Saffron Walden remains one of the region's most desirable places to live.

## The Accommodation

Tucked away in an enviably private position just moments from Saffron Walden's historic Market Square and an excellent range of amenities, 9 Barnards Court is a beautifully presented and highly individual townhouse offering stylish and versatile accommodation arranged over three floors. Thoughtfully reimaged by the current owner, the property combines a contemporary interior with well-balanced living spaces, creating a home perfectly suited to modern lifestyles. Throughout, the accommodation is bright, welcoming and exceptionally well maintained, with a cohesive design that enhances both comfort and practicality.





The entrance hall immediately sets the tone, featuring attractive timber flooring, a cloakroom and staircase rising to the upper floors. The ground floor has been cleverly configured to provide an open and sociable feel, with the hallway flowing seamlessly into the dining area and kitchen. The dining room enjoys a wonderful connection to the garden through bi-folding doors that open into the conservatory, a light-filled space overlooking the rear garden with double doors leading directly outside. The kitchen is both functional and attractive, fitted with a range of units complemented by generous work surfaces and space for appliances, while double doors provide further access to the garden, enhancing the property's indoor-outdoor appeal. On the first floor, a spacious landing leads to an impressive L-shaped sitting room, a beautifully proportioned reception space bathed in natural light from two front-facing windows. Also on this level is a generous double bedroom overlooking the rear garden, complete with useful built-in storage. The second floor provides three further bedrooms, offering excellent flexibility for family life, guests or home working, all served by a well-appointed family bathroom fitted with a contemporary white suite.

### Outside

The property is approached via a shared block-paved driveway serving a small collection of neighbouring homes and providing access to a useful covered storage area. To the rear, the landscaped garden offers a private and low-maintenance outdoor space, measuring approximately 25ft by 20ft.



An elevated paved terrace provides an ideal setting for outdoor dining and entertaining, with steps leading down to a lawn enclosed by established planting and mature shrubs, creating an attractive and secluded backdrop.

### Services

Mains electric, water and drainage are connected. Electric heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Terraced

**Property Construction** – Standard Construction

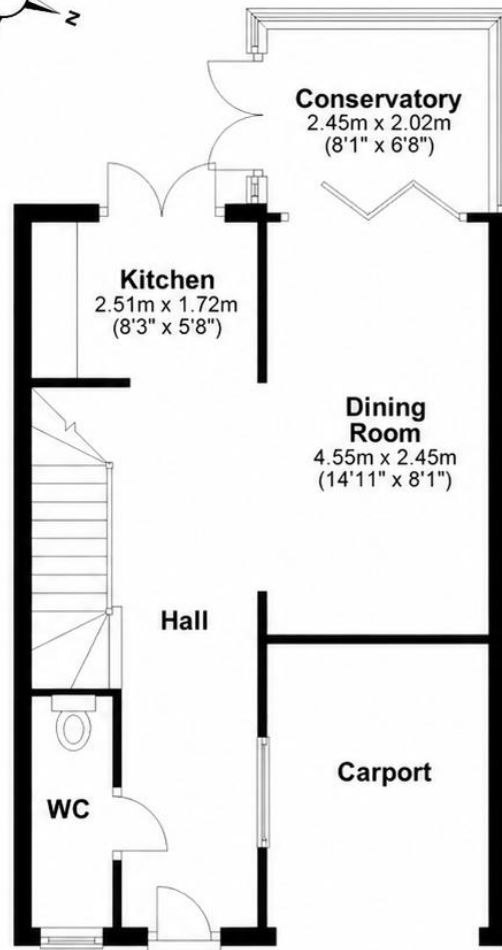
**Local Authority** – Uttlesford District Council

**Council Tax** – D

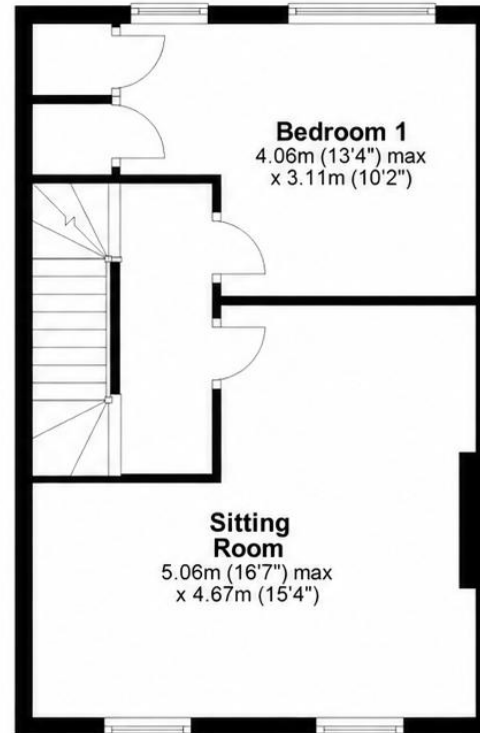




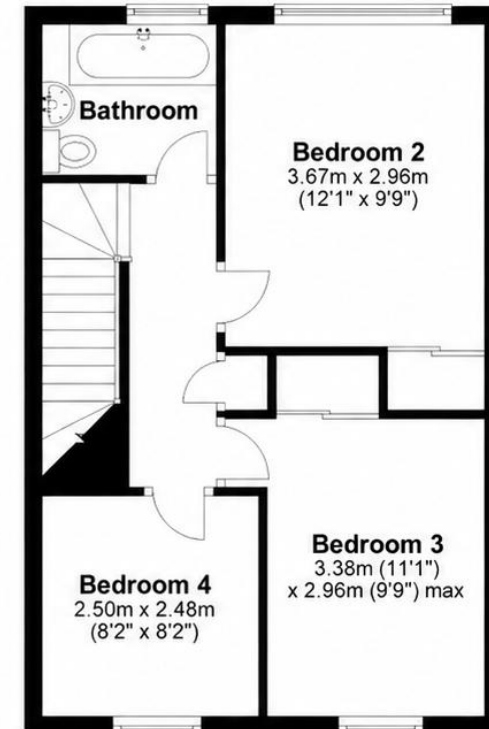
## Ground Floor



## First Floor



## Second Floor



Approx gross internal floor area 116 sqm (1250 sqft) excluding Carport

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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01799 668600

22 King Street, Saffron Walden Essex, CB10 1ES  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



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