



4 Fairycroft Road, Saffron Walden
CB10 1LZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

4 Fairycroft Road

Saffron Walden | Essex | CB10 1LZ

Guide Price £580,000

- Attractive Victorian home in a prime central location
- Stunning vaulted kitchen with skylights, island and glazed garden doors
- Sitting room with bay window, bespoke cabinetry and log-burning stove
- Three bedrooms arranged over two upper floors.
- Landscaped rear garden with terrace and lawn
- Walking distance to the Market Square and highly regarded local schools

The Property

A beautifully presented three-bedroom Victorian home offering an elegant balance of period charm and carefully considered contemporary living.

The Setting

Saffron Walden is a highly regarded and historic Essex market town, renowned for its handsome streetscape, strong sense of community and excellent quality of life. The town offers an appealing blend of period architecture, independent shops, cafés and restaurants, together with a twice-weekly market held in the picturesque Market Square. Education is particularly well served, with an excellent selection of both state and independent schools, including the highly regarded County High School and Joyce Frankland Academy, making the town especially popular with families.

For commuters, Audley End mainline station lies approximately two miles away and provides regular services to London Liverpool Street in under an hour, while the M11 can be easily accessed at Junctions 8 (Bishop's Stortford) and 9 (Great Chesterford). Stansted Airport is also within convenient reach, offering both domestic and international connections. Surrounded by open countryside, Saffron Walden enjoys immediate access to beautiful walking and cycling routes, while the university city of Cambridge lies around 15 miles to the north, providing a wider range of cultural, educational and shopping facilities.

The Accommodation

The property has been thoughtfully modernised throughout, with a strong emphasis on light, flow and functionality, creating a home perfectly suited to modern family life while retaining the warmth and character of its Victorian origins. The ground floor opens via a welcoming entrance hall, leading into a cosy sitting room at the front of the house. Anchored by a classic bay window, this inviting space features bespoke fitted cabinetry and a characterful log-burning stove, creating a warm and intimate room ideal for relaxed evenings. To the rear, the accommodation opens into a





generous dining area which flows seamlessly into the showpiece of the home — a stunning vaulted kitchen. Recently installed, this beautifully designed space is flooded with natural light from overhead skylights and glazed doors opening directly onto the garden. Shaker-style cabinetry, a substantial central island with breakfast bar seating and high-quality appliances combine to create a kitchen that is both practical and visually striking, ideal for everyday living and entertaining alike. A useful utility area and separate WC are discreetly positioned beyond.

The first floor offers two well-proportioned bedrooms, including a principal bedroom with bespoke fitted wardrobes, alongside a beautifully presented second bedroom currently arranged as a child's room. A stylish family bathroom serves this floor, complemented by a thoughtfully incorporated study area on the landing — ideal for home working or homework space. Stairs rise to the second floor where a charming third bedroom occupies the loft space. Bathed in natural light from Velux windows, this room benefits from excellent eaves storage and bespoke cabinetry, making it a flexible and comfortable guest bedroom or teenager's retreat.

Outside

The landscaped rear garden is thoughtfully arranged across two levels, featuring a paved terrace ideal for outdoor entertaining, a well-kept lawn, and mature, well-stocked borders—an inviting setting for summer enjoyment. On-street



parking is available by way of a residents' permit scheme administered by Uttlesford District Council (First Permit, 12 months — £80; Second Permit, 12 months — £124).

Services

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

Tenure — Freehold

Property Type — Mid terraced

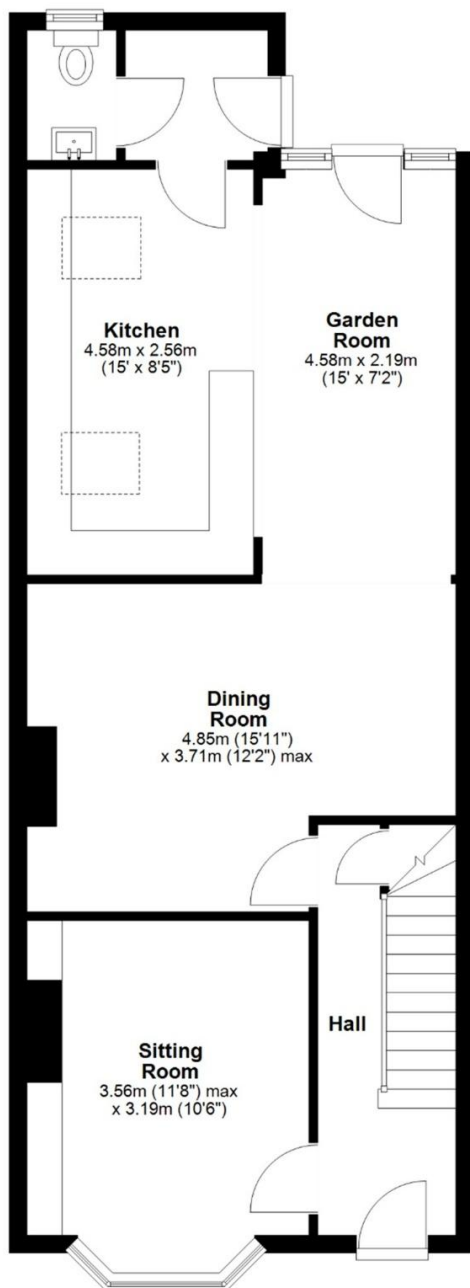
Property Construction — Brick built with tiled roof

Local Authority — Uttlesford District Council

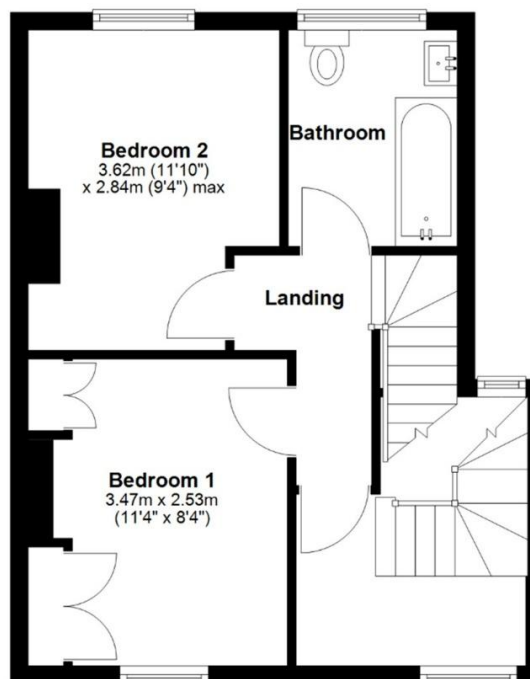
Council Tax— D



Ground Floor



First Floor



Second Floor



Approx gross internal floor area 120 sqm (1300 sqft)



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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