



Old Mill Cottage, 20 Mount Pleasant Road  
CB11 3EA



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 20 Mount Pleasant Road

Saffron Walden | Essex | CB11 3EA

Guide Price £450,000

- A charming two bedroom home rich in architectural heritage, featuring exposed beams throughout
- A beautifully presented kitchen with solid timber work surfaces, and a classic butler sink, complete with a stable door opening to the garden
- Two well-proportioned bedrooms, including a generous principal suite complemented by a sleek, modern refitted shower room
- Situated in a sought-after residential pocket of Saffron Walden, a short stroll from the historic Market Square, renowned schools, and scenic local parks

## The Property

This charming period home perfectly balances historic character with modern convenience, situated just a short stroll from Saffron Walden's vibrant Market Square. The beautifully established rear garden offers a private sanctuary with a sun-drenched terrace and a timber pergola.

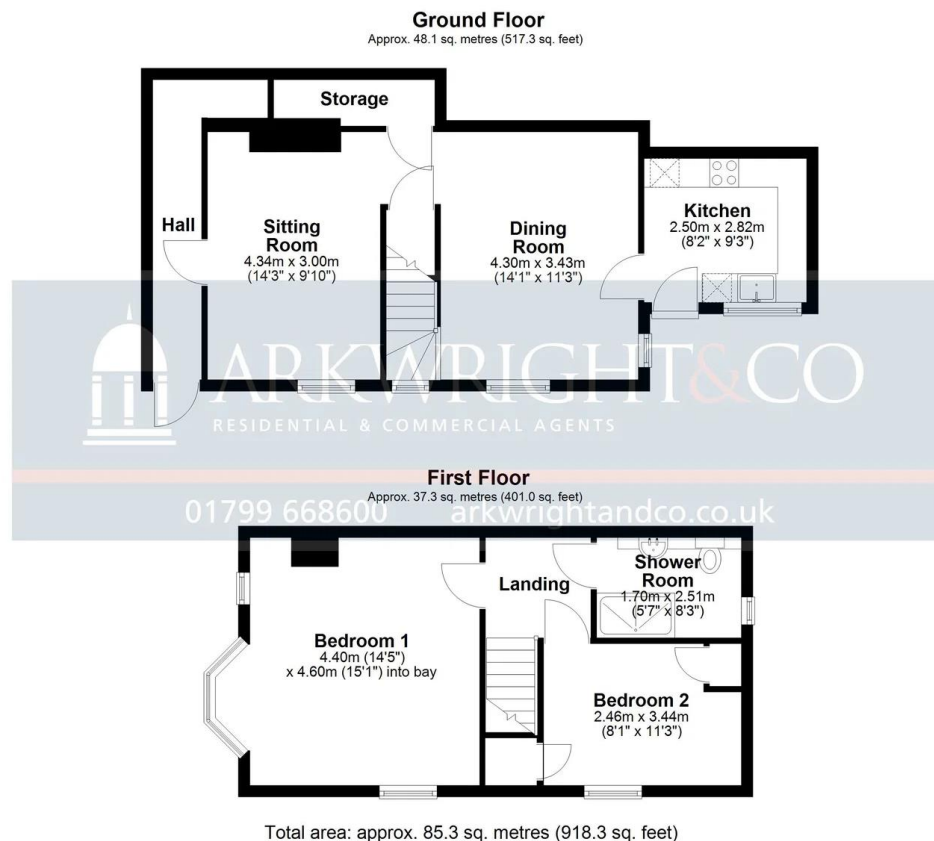
## The Setting

Nestled in a prime residential pocket of the historic medieval market town of Saffron Walden, this property offers a balance of quiet suburban living and immediate access to a wealth of local amenities. A short, 10-minute stroll brings you to the vibrant Market Square, where traditional markets are held twice weekly. For recreation, the beautifully restored Victorian Bridge End Garden and the sprawling greenery of The Common are both within a 15-minute walk. The property is just 2 miles from Audley End Station providing direct rail links to Cambridge and London. Additionally, the M11 motorway is easily accessible within 6 miles, and Stansted Airport is a convenient 15-mile drive, making this address a perfect hub for both local charm and regional connectivity.

## The Accommodation

The ground floor of this charming period home opens into a unique, entrance hall leading into a dining room, rich in architectural heritage with exposed beams and intricate pargeting details on the walls. A bespoke, country-style kitchen is fitted with cream cabinetry, warm timber work surfaces, and a classic butler sink, all beautifully illuminated by a feature stable door that offers direct access and picturesque views to the rear garden. A cozy sitting room is characterized by its inviting atmosphere and integrated storage.





The staircase, notable for its striking exposed timber framework and rustic wooden handrails, ascends to a first-floor landing that continues the home's period narrative with traditional latched wooden doors. The principal bedroom is a generous and light-filled retreat, featuring a charming bay window, while the second bedroom offers a peaceful outlook over the rear aspect. Serving both bedrooms is a contemporary shower room, thoughtfully designed with a large walk-in glass shower enclosure, and a modern vanity unit with an integrated wash hand basin.

### Outside

The property is set back behind a charming front garden, where a paved pathway leads to the inviting front entrance. To the side, the cottage reveals a surprisingly generous and beautifully tiered garden that serves as a private oasis. A spacious paved terrace sits directly outside the kitchen's stable door, perfect for alfresco dining, with vibrant flower beds and a secondary seating area, offering a variety of tranquil spots to enjoy the sun throughout the day.

### Services

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

**Tenure** – Freehold

**Property Type** – Detached

**Property Construction** – Brick and Tile Roof

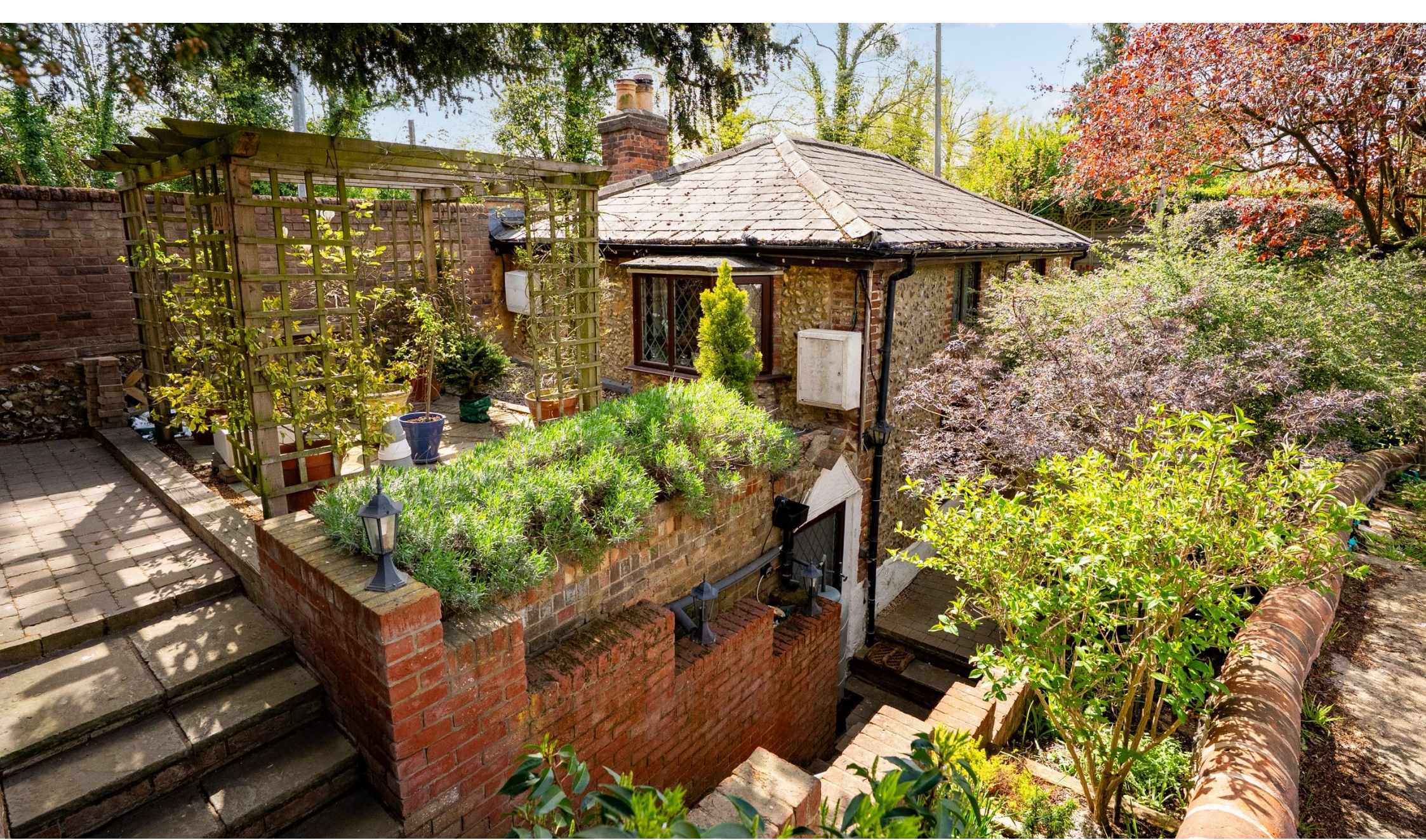
**Local Authority** – Uttlesford District Council

**Council Tax** – D

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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