



52 Summerhill Road, Saffron Walden  
CB11 4AJ



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 52 Summerhill Road

Saffron Walden | Essex | CB11 4AJ

Guide Price £1,150,000

- Substantial and beautifully proportioned family home in one of Saffron Walden's most established residential addresses
- Impressive open-plan kitchen and dining space forming the true heart of the home
- Multiple reception rooms offering flexibility for formal living, home working or playroom use
- Generously sized bedrooms with excellent natural light throughout
- Mature, private south facing rear garden with extensive terrace ideal for entertaining
- Ample off-road parking and store room, all within walking distance of the town centre and Common

## The Property

A Substantial and Impressive Family Residence in One of Saffron Walden's Most Established Addresses

## The Setting

Saffron Walden itself is a historic and picturesque town, well known for its medieval streets, independent shops, and twice-weekly market in the central square. The town boasts a wealth of amenities including a Waitrose, a variety of cafés and restaurants, a leisure centre, and several excellent schools — including the well-regarded Saffron Walden County High School and a choice of local primaries. For those who enjoy outdoor pursuits, the nearby Bridge End Gardens, Audley End House and Gardens, and The Common offer open green spaces, perfect for weekend strolls or family picnics. There's also a strong sense of community spirit, with regular cultural events, fairs, and performances held throughout the year.

Travel links from Summerhill Road are particularly convenient. Saffron Walden sits just a 5 minute drive to Audley End Station, which offers direct trains to Cambridge (approx. 20 mins) and London Liverpool Street (approx. 55 mins) — ideal for commuters. The M11 motorway is also within easy reach, providing swift access to Cambridge, Stansted Airport (approximately 20 minutes away), and London.

## The Accommodation

From the outset, the house conveys presence — set back from the road with ample frontage and parking, it enjoys a commanding yet welcoming feel.

Internally, the accommodation has been thoughtfully arranged to provide both formal and informal living spaces, ensuring the home adapts seamlessly to busy family life. The principal reception rooms are generous in proportion, offering flexibility for entertaining, relaxing or home working. Large windows draw in natural light, enhancing the sense of space throughout.

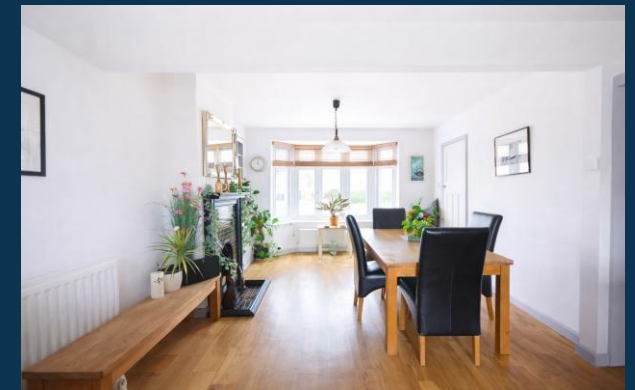




At the heart of the home lies the impressive open-plan kitchen and dining space — a wonderfully sociable room centred around a substantial island and extensive work surfaces. This is very much the hub of the house; ideal for family gatherings, weekend breakfasts and entertaining alike. The space flows effortlessly to the garden, creating a natural connection between inside and out during the warmer months.

Additional reception areas offer valuable versatility — whether as a formal sitting room, snug, playroom or dedicated home office — allowing the layout to evolve as requirements change.

Upstairs, the bedroom accommodation is equally well considered. Each room is generously sized and filled with natural light, with the principal bedroom enjoying a particularly pleasant outlook over the garden. The remaining bedrooms are perfectly suited for children, guests or further workspace, providing long-term flexibility for growing families.



### Outside

The rear garden is a true highlight — south facing mature, private and thoughtfully arranged. A broad paved terrace spans the rear of the house, creating the perfect setting for al fresco dining and summer entertaining. Beyond, an expansive lawn is framed by established trees and shrub borders, offering both space for recreation and areas of seclusion.

The depth of the plot provides an excellent sense of privacy, while the established planting enhances the overall setting throughout the seasons.

To the front, a generous driveway provides ample off-road parking together with access to the store room, ensuring practicality matches the home's scale.

## Services

All main services are connected. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Standard construction

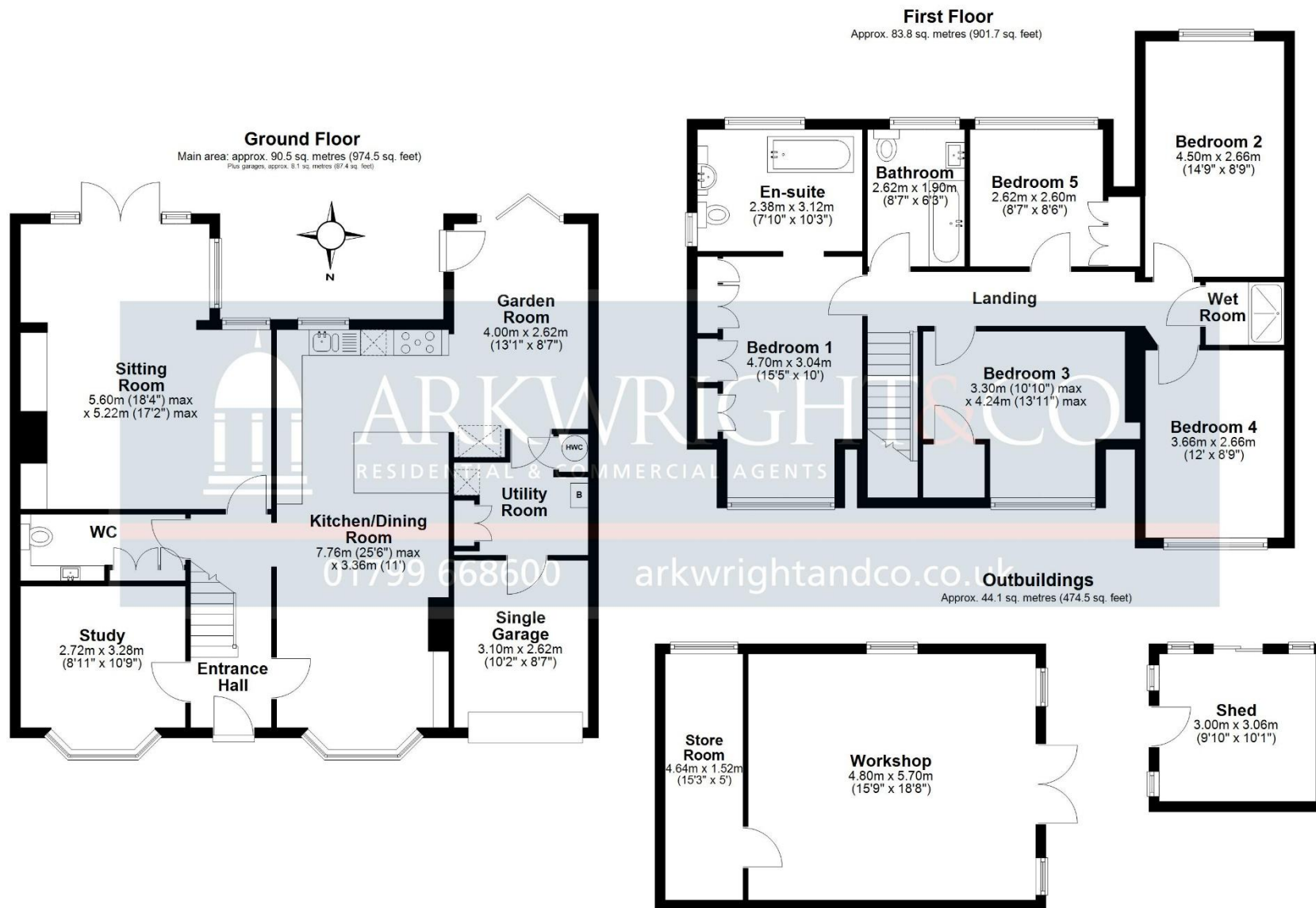
Local Authority – Uttlesford District Council

Council Tax– Band F









Main area: Approx. 218.4 sq. metres (2350.7 sq. feet)  
Plus garages, approx. 8.1 sq. metres (87.4 sq. feet)

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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