



9 Upsheres, Saffron Walden
CB11 3BP



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9 Upsheres

Saffron Walden | Essex | CB11 3BP

Guide Price £525,000

- Impressive four-bedroom family home
- Private top-floor principal bedroom suite
- Generous accommodation arranged over three floors
- Beautifully landscaped rear garden with entertaining terrace
- Superb open-plan kitchen/dining and family space
- Garage, off road parking and convenient Saffron Walden location

The Property

An impressive and beautifully presented four-bedroom family home, offering spacious and versatile accommodation across three floors, a superb open-plan kitchen/dining space, private principal suite, landscaped rear garden and garage.

The Setting

Saffron Walden is a highly regarded and picturesque medieval market town, renowned for its attractive period architecture, thriving community and excellent range of everyday amenities. At its heart is the bustling Market Square, where twice-weekly markets sit alongside an excellent selection of independent shops, cafés, restaurants and public houses, complemented by more familiar national retailers and supermarkets.

The town offers an impressive choice of recreational and cultural facilities, including The Common, Bridge End Gardens, Saffron Hall, The Fry Art Gallery and Audley End House and Gardens. There are also numerous sports clubs and leisure facilities, together with beautiful surrounding countryside providing an abundance of walking and cycling routes.

Saffron Walden is particularly well regarded for its schooling, with a strong selection of primary schools alongside the highly regarded Saffron Walden County High School and Joyce Frankland Academy in nearby Newport. Independent schooling is also available within the wider area, including Dame Bradbury's and The Perse schools in Cambridge.

For the commuter, the town is well positioned for access to Cambridge, approximately 15 miles to the north, and London, with the M11 providing excellent road connections. Audley End mainline station, approximately 2–3 miles from the town centre, offers regular services to London Liverpool Street and Cambridge, making Saffron Walden an attractive choice for those seeking the benefits of a historic market town while retaining excellent connectivity.





The Accommodation

9 Upsheres is an impressive and beautifully presented family home, offering a surprisingly generous 1,356 sq ft of accommodation arranged over three floors. Stylishly finished and thoughtfully extended, the property combines excellent family practicality with bright, contemporary interiors and a superb arrangement of living and entertaining space.

The welcoming entrance leads through to a comfortable living room, providing a more traditional and relaxed reception space away from the main hub of the house. However, it is to the rear where the property really comes into its own, with an impressive open-plan kitchen and dining room forming the heart of the home. Finished in a fresh, neutral palette, this wonderfully sociable space provides plenty of room for a substantial dining table and flows naturally into the kitchen, creating an ideal setting for both everyday family life and entertaining.

An attractive arched opening continues into a bright snug/garden room, where a rooflight introduces additional natural light and French doors open directly onto the rear terrace and garden. This additional reception area creates an excellent connection between the house and outside space and could comfortably serve as a family room, television



room or more informal entertaining space. A separate utility area and ground-floor cloakroom further enhance the practicality of the accommodation.

The first floor provides three well-proportioned bedrooms, offering considerable flexibility for family, guests or home working, together with the family bathroom. The upper floor is then devoted to an impressive principal bedroom suite, creating a private retreat away from the remainder of the accommodation.

Generously proportioned and filled with natural light from the roof windows, the bedroom is complemented by its own shower room and offers an excellent sense of space and privacy.

Outside

Outside, the property continues to impress. The landscaped rear garden has been thoughtfully arranged to provide distinct areas for relaxing, entertaining and family enjoyment. A generous paved terrace immediately adjoining the house creates an ideal setting for outdoor dining, complemented by raised planted beds, established shrubs and attractive mature planting. Steps lead down to the lawn, while a further seating area and timber pergola provide additional interest and make particularly good use of the garden throughout the warmer months.

To the front, the property is set back behind a generous gravelled frontage, while a detached garage provides valuable parking and storage.

Services

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

Tenure – Freehold

Property Type – semi-detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax– D

EPC Rating - C







**Approximate Gross Internal Area 1356 sq ft - 126 sq m
(Excluding Garage)**

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 450 sq ft – 42 sq m

Second Floor Area 278 sq ft – 26 sq m

Garage Area 128 sq ft – 12 sq m



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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