



28 Saxon Way, Saffron Walden
CB11 4EG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

28 Saxon Way

Saffron Walden | Essex | CB11 4EG

Guide Price £675,000

- Spacious and versatile three/four-bedroom detached family home
- Approximately 1,372 sq ft of well-proportioned accommodation
- Impressive 21 ft living room and generous open-plan kitchen/dining room
- Flexible ground-floor fourth bedroom, study or additional reception room
- Beautifully established and private rear garden with mature planting and entertaining terrace
- Highly sought-after Saffron Walden location, convenient for the town centre, excellent schooling and Audley End Station

The Property

A well-appointed 3/4-bedroom detached home boasting light and airy, versatile living accommodation, enjoying a pleasant position set within this highly sought after residential development. Ideally located just a short walk from Saffron Walden town centre, the highly regarded county high school as well as the historic Audley End House and parkland.

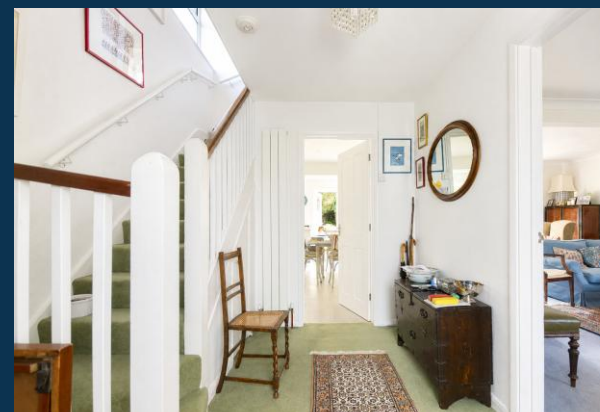
The Setting

Saxon Way is a sought-after residential location set on the popular southern side of Saffron Walden. Known for its peaceful atmosphere and well-kept surroundings, it offers an appealing blend of modern living and community charm. The area is particularly popular with families thanks to its close proximity to several well-regarded schools, including RA Butler Academy and Saffron Walden County High School.

Residents enjoy easy access to a range of local amenities, with the historic market town centre just a short walk or drive away. Here you'll find an excellent selection of independent shops, cafés, restaurants, and essential services, along with the picturesque Common and Bridge End Gardens. For commuters, Saxon Way provides convenient road links to Cambridge, Bishops Stortford and the M11, while Audley End Station offers regular rail services into London Liverpool Street.

The Accommodation

28 Saxon Way is a spacious and versatile detached family home, offering around 1,372 sq ft of accommodation arranged with the flexibility demanded of modern family life. With three generous first-floor bedrooms, a fourth bedroom or study on the ground floor and a wonderfully sociable kitchen/dining room, this is a house that feels both practical and immediately welcoming.





The house is approached across a broad block-paved driveway, providing generous off-road parking and creating a pleasing sense of space on arrival. Mature planting softens the frontage, while the simple architecture gives little away as to the scale and flexibility of the accommodation within.

Step inside and the entrance hall forms the natural centre of the house, with the staircase rising to the first floor and doors leading into the principal rooms. To the front, a useful additional room lends itself particularly well to life as a fourth bedroom, home office, snug or playroom, allowing the house to adapt easily as family requirements change. The living room is an especially generous reception space, extending to more than 21 ft and enjoying excellent natural light. There is ample room for several seating areas, with a fireplace providing a traditional focal point. It is a comfortable, relaxed room that works just as well for everyday family life as it does for entertaining. The real heart of the house, however, is the kitchen/dining room. Extending across the rear, this is a bright and convivial space designed around the way families live today. Contemporary cabinetry provides plentiful storage and preparation space, while the generous proportions easily accommodate a substantial dining table. Glazed doors draw the eye towards the garden and allow the room to spill naturally outside during the warmer months.



An adjoining utility room provides valuable additional storage and practicality, while a ground-floor shower room further enhances the flexibility of the accommodation.

Upstairs, three well-proportioned bedrooms are arranged around the landing. Bedrooms one and two are both generous doubles with built-in storage, while the third bedroom is also comfortably proportioned. A family bathroom completes the first-floor accommodation.

Outside

The rear garden is one of the property's most appealing features. Mature, established and wonderfully private in feel, it has the character of a garden that has evolved over many years rather than simply been landscaped for effect. A terrace immediately behind the house provides a natural setting for summer dining, with the garden opening beyond into areas of lawn framed by an abundance of established shrubs, flowering plants and mature trees.

There are numerous pockets in which to sit and enjoy the garden throughout the day, together with a timber garden building tucked discreetly amongst the planting. The combination of greenery, mature boundaries and the established tree canopy creates an unexpectedly tranquil backdrop for a home positioned within such convenient reach of the town centre.

What makes 28 Saxon Way particularly compelling is this balance between space and location. It offers the proportions and garden of an established family house, yet remains within easy reach of Saffron Walden's historic centre, highly regarded schooling and the open parkland surrounding Audley End. Road connections towards Cambridge, Bishop's Stortford and the M11 are readily accessible, with Audley End station providing regular services to London Liverpool Street.

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 – Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax– E

EPC Rating - D



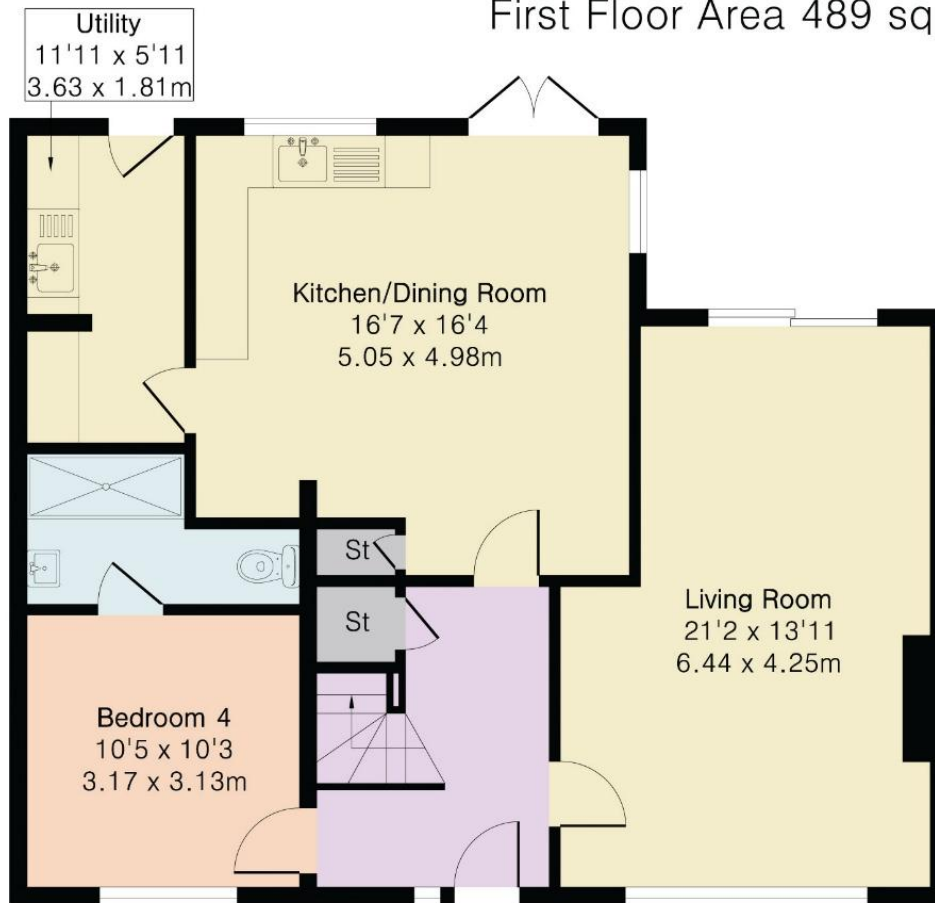




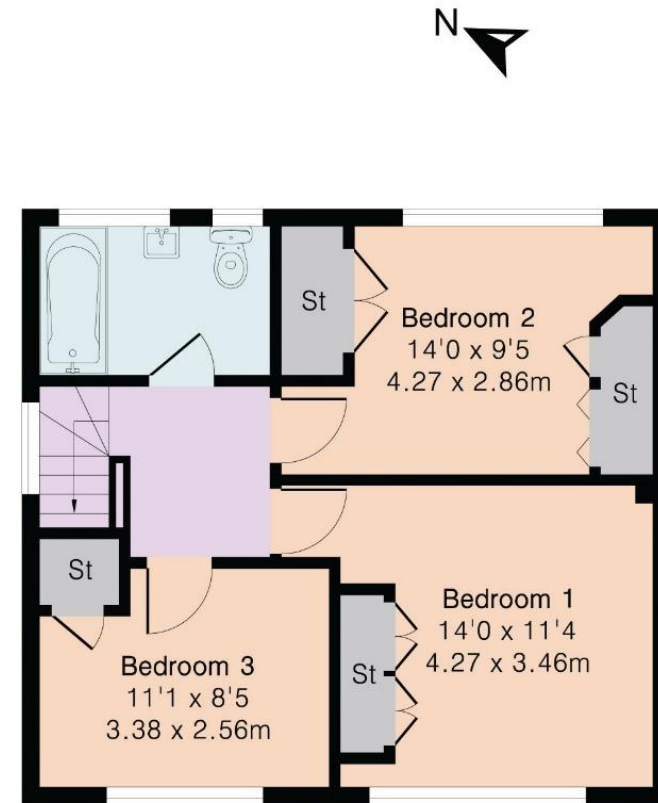
Approximate Gross Internal Area 1372 sq ft - 127 sq m

Ground Floor Area 883 sq ft – 82 sq m

First Floor Area 489 sq ft – 45 sq m



Ground Floor



First Floor

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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