



76a High Street, Saffron Walden  
CB10 1EE



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# 76a High Street

Saffron Walden | Essex | CB10 1EE

## Guide Price £495,000

- An attractive two bedroom, two bathroom period home
- Grade II listed property with a wealth of original exposed timbers throughout & inglenook fireplace
- A high specification kitchen extension featuring a vaulted ceiling with a skylight and a traditional stable door
- A versatile lower-ground floor bedroom with a contemporary en-suite shower room
- A low-maintenance rear garden featuring sandstone paving and flint-and-brick walling
- Situated on a prime, historic street within a quintessential row of period townhouses

### The Property

Occupying a prominent position within a quintessential street scene, this stunning Grade II listed two bedroom, two bathroom period cottage masterfully combines historic charm with sophisticated contemporary design. Offering a rare blend of character and modern luxury across three levels and charming courtyard garden.

### The Setting

Nestled in the heart of this quintessential medieval market town, High Street, Saffron Walden offers a prestigious address where historic charm meets modern convenience. Residents enjoy immediate access to a curated selection of independent boutiques, artisan bakeries, and essential amenities including a Waitrose supermarket, the popular Zafferano Lounge, and the historic Cross Keys inn. The street serves as a gateway to the town's vibrant twice-weekly market and cultural gems like Bridge End Garden and Saffron Hall. For the commuter, the location is unbeatable: Audley End mainline station is just 2 miles away, providing direct rail links to London Liverpool Street (approx. 55 minutes) and Cambridge (approx. 20 minutes). By road, the M11 is easily accessible within 7 miles, putting Stansted Airport a mere 20-minute drive away and making this an ideal hub for both local living and international travel.

### The Accommodation

This charming ground floor masterfully blends historic character with contemporary flair, centered around a generous sitting room defined by its wealth of timbers and a magnificent red-brick inglenook fireplace with a wood-burning stove. This cozy retreat flows seamlessly into a bright, vaulted kitchen where traditional Shaker-style cabinetry and oak worktops meet sleek subway tiling and modern appliances. A breakfast bar provides a functional bridge between the old and new, set against the backdrop of the home's timber frame, while a skylight window to rear aspect flood the





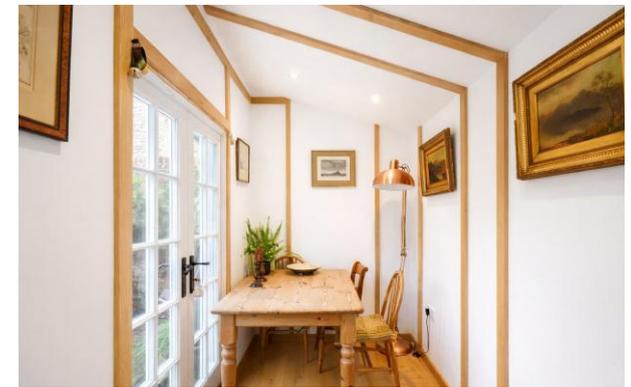
space with natural light. Tucked beyond the kitchen is an intimate dining nook with French doors opening to the garden, alongside a high-specification shower room featuring large-format stone tiling and a crisp, modern finish.

Occupying the first floor is a stunning, expansive principal bedroom that serves as a private sanctuary under a dramatic vaulted ceiling. The space is masterfully framed by an intricate display of original exposed timber studwork and heavy ceiling beams, which are beautifully complemented by a prominent exposed red-brick chimney breast that adds both warmth and architectural interest.

The lower ground floor has been thoughtfully converted into a cozy, self-contained bedroom suite featuring excellent ceiling height, warm wood flooring throughout and a charming window seat is nestled beneath a natural light source. This level is completed by its own sleek, modern en-suite shower room, which is finished to a high standard with a glass-enclosed walk-in shower, W.C and a contemporary vanity sink with dark cabinetry.

### Outside

The exterior of this charming property is equally impressive, featuring a quaint and private rear garden designed for low-maintenance enjoyment. The space is beautifully landscaped with expansive sandstone paving, creating a perfect



area for outdoor seating against a backdrop of historic flint and brick walls. From the street, the cottage presents a quintessential British aesthetic with its white-washed façade, characterful sash windows, and a classic timber front door, all set within a peaceful row of period townhouses.

### Services

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

**Tenure** – Freehold

**Property Type** – End of terrace

**Property Construction** – Timber Framed

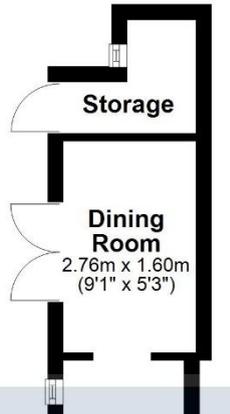
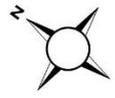
**Local Authority** – Uttlesford District Council

**Council Tax** – C



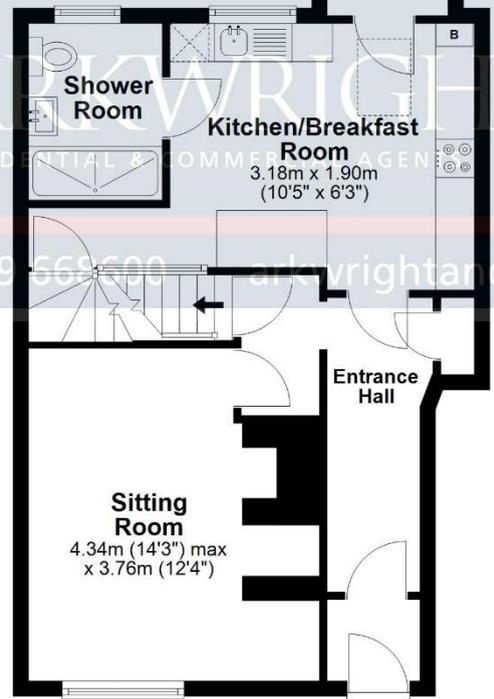
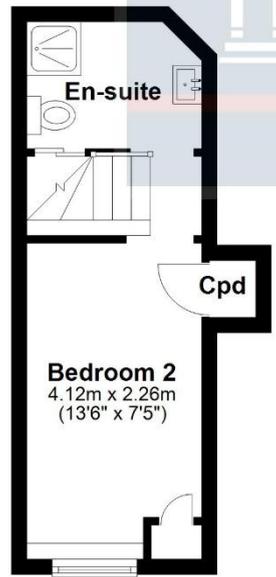
### Ground Floor

Main area: approx. 52.7 sq. metres (566.8 sq. feet)  
Plus outbuildings, approx. 1.9 sq. metres (20.2 sq. feet)



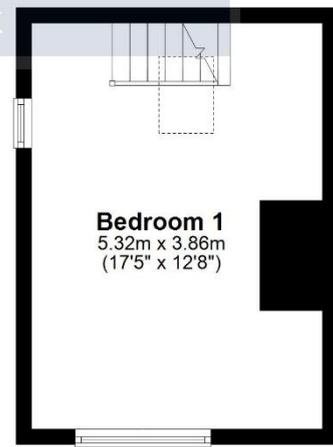
### Basement

Approx. 16.2 sq. metres (174.7 sq. feet)



### First Floor

Approx. 20.5 sq. metres (221.0 sq. feet)



Main area: Approx. 89.4 sq. metres (962.5 sq. feet)  
Plus outbuildings, approx. 1.9 sq. metres (20.2 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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