



The Old Pig & Whistle, Saffron Walden
CB10 2UT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

The Old Pig & Whistle

Thaxted Road | Saffron Walden | CB10 2UT

Guide Price £1,239,000

- Three characterful reception rooms and a vaulted garden room.
- Open-plan kitchen/diner with tiled flooring and an adjoining utility.
- Five bedrooms, including a vaulted primary suite and an en-suite.
- Modern family bathroom and ground floor cloakroom.
- Double garage with a self-contained studio annex above.
- Surrounding gardens enjoying idyllic, open countryside views.

The Property

This beautifully presented period residence seamlessly blends historic character with versatile living accommodation, featuring three generous reception rooms, a light-filled vaulted garden room, an open-plan kitchen/diner, and five individually styled bedrooms, alongside a detached double garage boasting an independent self-contained studio annex ideal for guest accommodation or home working.

The Setting

The Old Pig & Whistle occupies a delightful and peaceful countryside setting while remaining exceptionally well-connected to local amenities and transportation links. Just a short approximate 1-mile drive to the north lies the vibrant market town of Saffron Walden, offering an outstanding array of independent boutiques, supermarkets, fine dining, traditional pubs, and highly regarded schooling, including the renowned Saffron Walden County High School. The property is ideally positioned for commuters, with Audley End mainline railway station approximately four miles away, delivering direct, frequent services into London Liverpool Street in under 55 minutes and Cambridge in approximately 20 minutes. Additional convenience is provided by the nearby village of Thaxted, just five miles to the south, which caters to daily needs with its local shops, primary school, and historic charm, while the M11 motorway and Stansted Airport are both easily accessible within a 20-minute drive, making this an enviable location for those seeking quintessential Essex village life without compromising on accessibility.

The Accommodation

An inviting entrance hall with dark tiled flooring welcomes you into the home, providing access to a cloakroom and the principal reception areas. The double-fronted living room is filled with historic charm, featuring a wealth of exposed wall and ceiling timbers, bright dual-aspect windows, and an impressive red-brick fireplace with an integrated log burner. Across the hallway lies





a cosy snug offering a quiet, versatile retreat. At the centre of the home, a formal dining area with exposed ceiling beams and bench seating with storage creates a wonderful space for entertaining, opening seamlessly into a striking vaulted garden room bathed in natural light through Velux skylights and French doors that lead directly onto the garden patio. Completing the ground floor is a spacious open-plan kitchen and breakfast room, exposed timber support posts, window seating with under storage, beautiful Aga, integral oven, induction hob and integrated microwave and dishwasher and an adjoining practical utility room with separate outside access. The first-floor landing provides access to five individually styled bedrooms, a family bathroom, and an impressive primary bedroom suite featuring vaulted ceilings with striking exposed timber A-frames, built-in storage plus a walk in wardrobe, an En-Suite with over bath shower and far-reaching views over the countryside. A generous guest suite benefits from dual-aspect windows, and exposed wall timbers. Three further charming bedrooms feature Period detail such as sloped eaves, rustic exposed beams, built-in cupboards, and picturesque dormer windows. Serving the bedrooms is a stylish, light-filled family bathroom complete with a freestanding clawfoot bath, a separate walk-in shower enclosure, elegant wood-panelled detailing, and characteristic exposed timber posts.



Situated above the substantial double garage, the versatile self-contained annex provides excellent additional accommodation, ideal for extended family, guest quarters, or a home business space. This bright and airy studio area benefits from modern wood-effect flooring, recessed spotlighting, and multiple Velux roof lights that flood the room with natural light, alongside a fitted breakfast bar area, useful built-in storage, and a separate private shower room.

Outside

The property is approached via a generous gravel driveway providing ample off-street parking, flanked by mature flower beds, neat box hedging, and established trees that frame the picturesque terracotta-rendered facade and thatched roof. Paved pathways lead around to the side and rear of the residence, seamlessly connecting to the expansive, beautifully maintained rear garden. Mainly laid to lawn with formal hedge borders and mature specimen trees, the garden features a paved terrace ideal for alfresco dining directly off the vaulted garden room. The impressive grounds border open countryside, offering breathtaking, uninterrupted views across the surrounding fields.

Fully Alarmed with CCTV.

Services

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

Tenure –Freehold

Property Type –Detached

Property Construction – Brick, Timber & Thatch

Local Authority –Uttlesford District Council

Council Tax– G





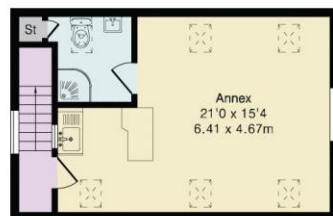


**Approximate Gross Internal Area 2512 sq ft - 233 sq m
(Excluding Garage)**

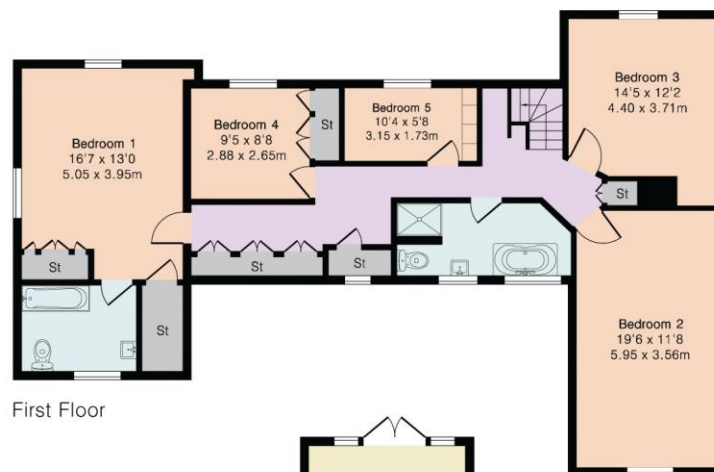
Ground Floor Area 1349 sq ft – 125 sq m

First Floor Area 1163 sq ft – 108 sq m

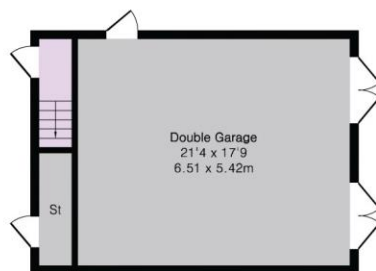
Garage Area 807 sq ft – 75 sq m



Garage First Floor



First Floor



Garage Ground Floor



Ground 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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