



25 South Road, Saffron Walden  
CB11 3DG



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# 25 South Road

Saffron Walden | Essex | CB11 3DG

## Guide Price £1,500,000

- A substantial period family home
- Beautifully presented throughout
- Five/six bedrooms & five bathrooms
- Thoughtfully extended to provide approximately 2,818 Sqft of modern living accommodation arranged over four floors
- Stunning open plan kitchen/dining/family room
- Enclosed plot with ample off-road parking
- Indoor Hydropool exercise pool and jacuzzi
- Ideally located for ease of access to the excellent array of local schools that Saffron Walden has to offer, including two highly regarded primary schools on South Road itself
- A new roof, boiler and water softener was installed in 2024

### The Property

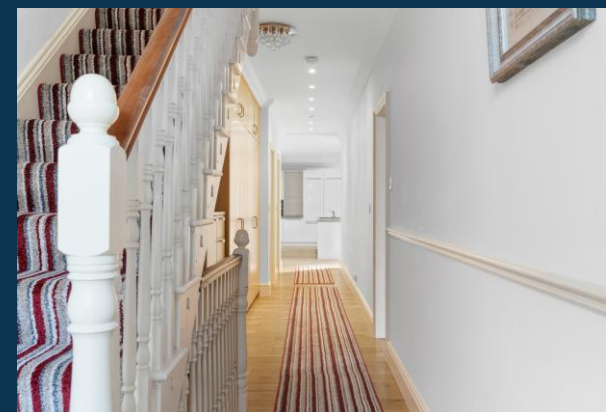
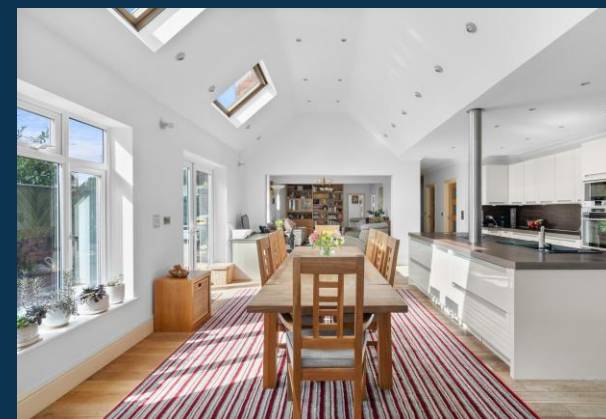
A unique and attractive five/six-bedroom, five-bathroom semi-detached residence, thoughtfully extended as well as beautifully presented throughout, situated on one of Saffron Walden's most desirable roads. This substantial family home combines timeless architectural charm with striking contemporary design having been professionally decorated throughout. Offering over 2818 sqft of versatile accommodation arranged over four floors, the property is perfectly suited to modern family living and entertaining alike.

### The Setting

South Road is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

### The Accommodation

The front of the property retains its classic character with red brick elevations and a welcoming entrance. Internally, the home has been meticulously modernised while preserving original features. The property welcomes you with an elegant

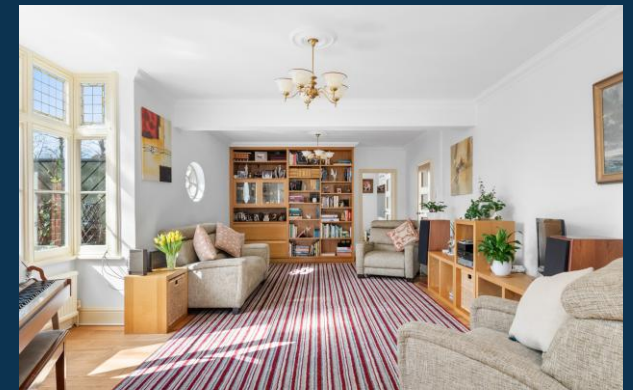




entrance hall, featuring high ceilings, detailed cornicing, and original staircase balustrades that set the tone for the character and scale found throughout. At the heart of the home lies an impressive open-plan kitchen, dining, and living space, creating a wonderfully light and airy environment. The open plan kitchen/family room is a stunning architectural addition that delivers a seamless blend of period charm and modern sophistication. This expansive space is flooded with natural light, thanks to a striking vaulted ceiling with rooflights and full-width glazed doors opening directly onto the garden terrace, offering seamless indoor-outdoor flow.

The kitchen is a statement in both form and function — expertly designed with bespoke cabinetry, high-end integrated appliances, and a large central island providing additional preparation space. This space flows effortlessly into the dining and informal family living zones, creating a natural focal point for everyday life and entertaining on a grand scale. Accessed from the kitchen is the Hydropool exercise pool and jacuzzi, additionally, to the front, a beautifully proportioned sitting room enjoys a bay window.

Adjacent to the kitchen, a useful utility and boot room provides practical storage— ideal for family living. The lower ground floor, fully tanked and cleverly converted, offers a highly versatile space with attractive exposed brickwork,



providing good size a independent guest room with en suite or potential for a media room, playroom, or studio, depending on one's lifestyle requirements.

To the first floor there are three generous bedrooms providing both luxury and flexibility, with two rooms benefiting from excellent built in storage and two of the bedrooms from en suite shower rooms. A spacious family bathroom and additional shower rooms serve the remaining bedrooms.

The top floor provides an interesting versatile space and a potential principle suite or independent space for a relative perhaps, with a good size double bedroom, a shower room and an additional room for a dressing room, nursery or indeed a kitchen area if needed.

## Outside

The property enjoys generous off-road parking on a spacious paved driveway, a real benefit for such a central location. To the rear, the landscaped garden has been thoughtfully designed to offer a low-maintenance yet highly usable outdoor space, ideal for both relaxation and recreation. A large, paved terrace directly accessible from the kitchen/living area, provides a perfect area for al fresco dining and summer entertaining.

Beyond, a neatly kept lawn area offers space for children to play and enjoy day-to-day activities, while being intentionally easy to manage — perfect for busy families or those looking to make the most of town-centre living without the upkeep of a large garden.

Located to the rear of the garden is a spacious timber garden shed providing excellent storage and also serves as a versatile space for hobbies, workshop use, or garden equipment. The garden enjoys a good degree of privacy, with mature planting and fencing creating a calm and contained environment.

Altogether, the outside space complements the internal accommodation perfectly — offering a well-balanced lifestyle property that's just a short stroll from the heart of Saffron Walden.

## 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 -Semi - Detached

Property Construction – Brick built with tiled roof

Local Authority – Uttlesford District Council

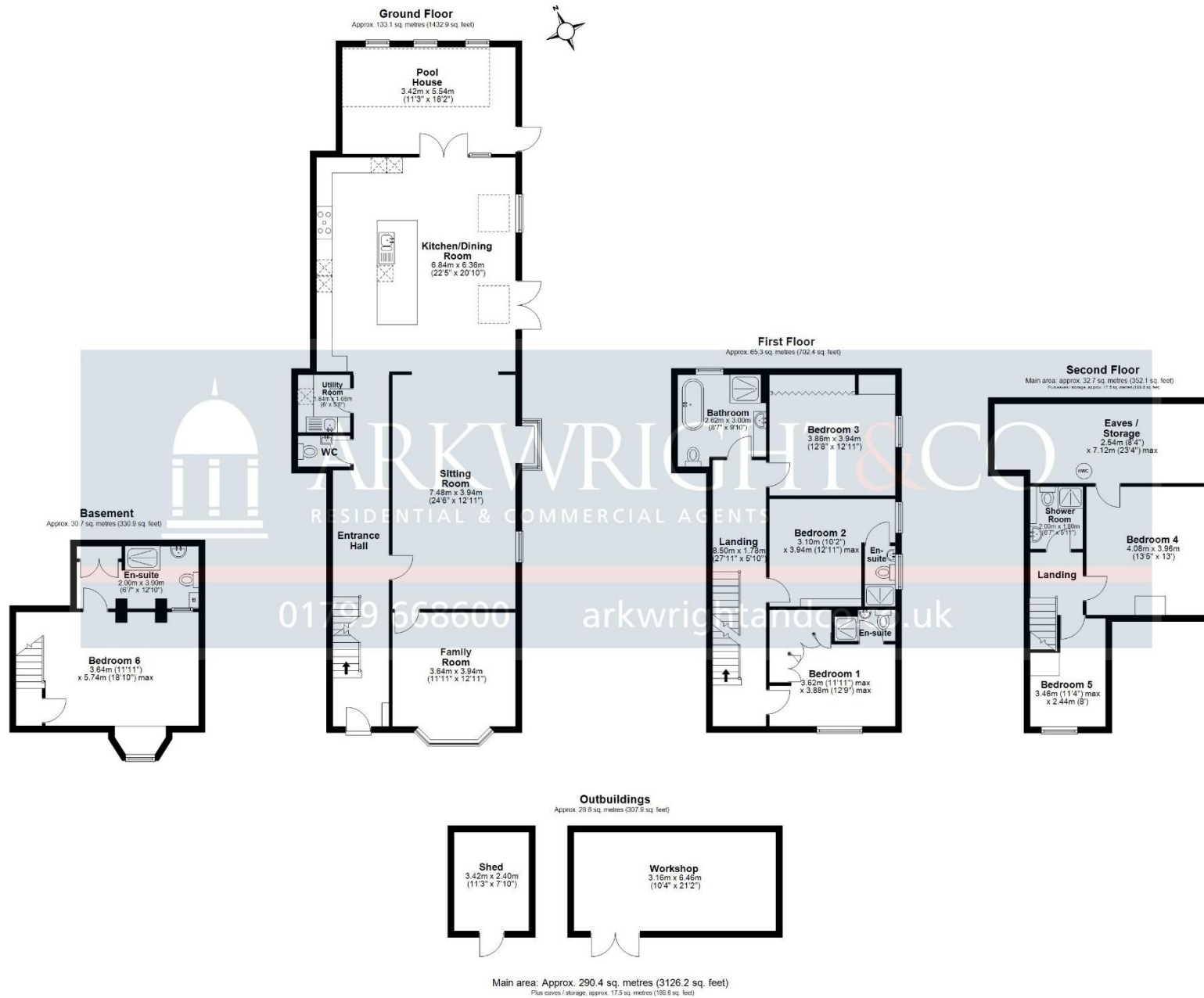
Council Tax – E

EPC – D









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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