



Stanley's, Thaxted Road
CB11 3AG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Stanleys

123 Thaxted Road | Essex | CB11 3AG

Guide Price £595,000

Beautifully presented four-bedroom detached family home

Generous sitting room with wood-burning stove and adjoining light-filled family/dining room

Stylish kitchen by Goddards of Saffron Walden, installed in 2024

Four well-proportioned bedrooms, including principal suite with en-suite shower room

Delightful, established rear gardens extending to approximately 109 ft, with terrace and summerhouse

Integral double garage, off-street parking and convenient access to Saffron Walden town centre

The Property

A well-appointed and beautifully presented four-bedroom detached family home, finished to an excellent specification and sitting on a good size plot, ideally located for ease of access into Saffron Walden town centre and to all the town has to offer.

The Setting

The historic market town of Saffron Walden is widely regarded as one of North Essex's most attractive and desirable places to live, celebrated for its rich architectural heritage, thriving community and picturesque setting amidst the rolling countryside of the Essex and Cambridgeshire borders. The town is characterised by its charming streets, handsome period buildings and bustling market square, where a traditional market is held twice weekly. Excellent independent boutiques, cafés, restaurants and traditional public houses sit alongside a comprehensive range of everyday amenities, including supermarkets, leisure facilities and highly regarded schools.

For those who enjoy the outdoors, Saffron Walden offers an abundance of green spaces, including the beautifully maintained Bridge End Gardens, the historic Audley End House and Gardens and the popular Common. Despite its peaceful market town atmosphere, Saffron Walden enjoys excellent transport connections. Audley End railway station, approximately two miles from the town centre, provides regular services to London and Cambridge. The M11 motorway provides convenient access to Cambridge, London and Stansted Airport.

The Accommodation

The property is approached through an entrance lobby, providing internal access to the double garage and a ground floor cloakroom. A part-glazed door opens into the welcoming entrance hall, featuring attractive engineered wood flooring and a staircase rising to the first floor. Positioned towards the rear of the house,





the generous sitting room is arranged in a broad L-shaped configuration, offering ample space for comfortable seating, an attractive fireplace housing a fitted stove provides a natural focal point, complemented by engineered wood flooring and a window overlooking the side of the property. Two wide openings connect the sitting room with the adjoining family and dining room, creating a wonderful sense of flow between the principal living areas, this particularly appealing space features a semi-vaulted ceiling showcasing four overhead glazed panels, allowing natural light to flood the room, while bi-folding doors opening directly onto the rear garden make this an ideal setting for family gatherings, entertaining and enjoying the garden throughout the seasons.

The kitchen, positioned at the front of the property, was beautifully redesigned and installed by Goddards of Saffron Walden in 2024, combining classic styling with contemporary practicality, it features elegant green cabinetry complemented by contrasting light-coloured, seamless Corian work surfaces. A comprehensive range of integrated appliances include a traditional oven, microwave, induction hob, dishwasher, fridge-freezer and wine cooler, together with a twin-bowl sink. Engineered wood flooring, discreet LED lighting and a window overlooking the front approach complete this stylish space.



A separate utility room, accessed from the entrance hall, has been finished to complement the kitchen, with matching cabinetry, work surfaces and a sink, together with space for a washing machine and tumble dryer.

On the first floor, the staircase rises to a central landing, providing access to four well-proportioned bedrooms and the family bathroom. The principal bedroom offers a comfortable retreat, benefiting from fitted wardrobe storage and a beautifully appointed en-suite shower room. The three remaining bedrooms provide excellent flexibility for family life, guest accommodation or home working, with each benefiting from built-in wardrobes or storage cupboards. Completing the first-floor accommodation is a stylishly fitted family bathroom, featuring a contemporary three-piece suite.

Outside

Stanleys occupies a pleasant position, set back from the road and approached via a driveway shared with three neighbouring properties. A private driveway provides additional off-street parking and leads to the integral double garage, fitted with twin up-and-over doors.

The rear gardens are a particularly attractive feature, extending to approximately **109 feet in length** and enjoying a pleasing degree of privacy and seclusion. Predominantly laid to lawn, the gardens are framed by established flowerbeds and borders, planted with a variety of shrubs and seasonal plants providing colour and interest throughout the year. The generous proportions offer ample space for family recreation, gardening and outdoor entertaining. Immediately adjoining the house, a paved terrace provides an ideal setting for outdoor dining, with the bi-folding doors creating a seamless connection between the house and garden during the warmer months. A summerhouse offers a further place to relax and enjoy the surroundings, whilst towards the far end of the garden is a dedicated planting and composting area, together with a timber garden shed. The combination of established planting, generous lawns and secluded seating areas creates a delightful outdoor setting, perfectly complementing this attractive family home.

Services

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

Tenure – Freehold

Property Type – Detached

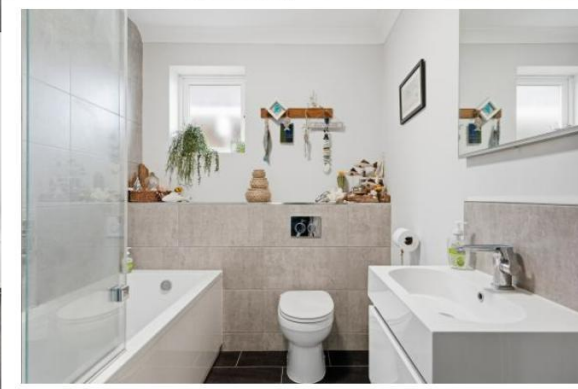
Property Construction – Standard Brick Construction

Local Authority – Uttlesford District Council

Council Tax – E

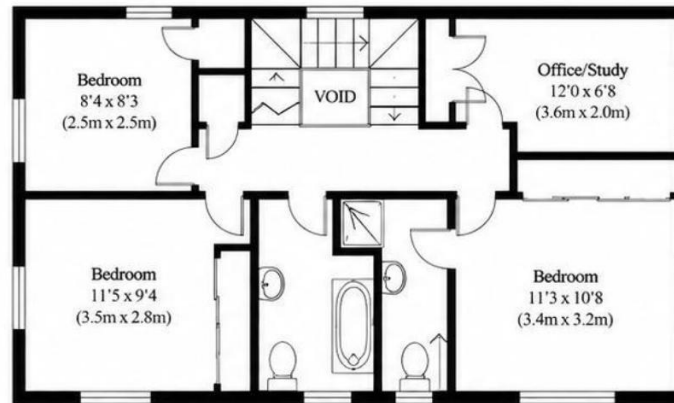
EPC Rating - D








 Approximate Gross Internal Area
 Main House 1740 sq ft (162 sq m)
 Outbuilding 65 sq ft (6 sq m)
 Total 1805 sq ft (168 sq m)



First 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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info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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