



13 Summerhill Road, Saffron Walden
CB11 4AJ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

13 Summerhill Road

Saffron Walden | Essex | CB11 4AJ

Offers Over £1,500,000

- A rarely available detached six-bedroom family home in a prime Saffron Walden location
- Over 2,600 sq ft of stylish, versatile accommodation
- Impressive open-plan kitchen/dining/living space with garden access
- Separate TV room, utility and boot room
- Main bedroom with en suite and dressing area
- Large, landscaped rear garden with home studio, large driveway with electric car charger.
- Situated in one of Saffron Walden most sought after locations, ideally located for access to local school and the town centre
- Well located for access to Audley End train station for the London and Cambridge commuter

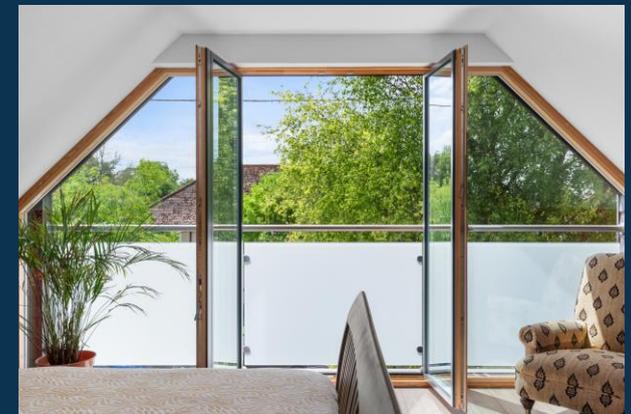
The Property

A striking, six-bedroom detached home with a garden studio and individuality at its core. Tucked away on one of the town's most desirable roads, 13 Summerhill Road is anything but ordinary. This isn't just a spacious six-bedroom home, it's a statement in style, function and flexibility, all wrapped up in a quiet residential setting just a 5-minute walk to the County High School and short distance from the town centre.

The Setting

Saffron Walden itself is a historic and picturesque town, well known for its medieval streets, independent shops, and twice-weekly market in the central square. The town boasts a wealth of amenities including a Waitrose, a variety of cafés and restaurants, a leisure centre, and several excellent schools — including the well-regarded Saffron Walden County High School and a choice of local primaries. For those who enjoy outdoor pursuits, the nearby Bridge End Gardens, Audley End House and Gardens, and The Common offer open green spaces, perfect for weekend strolls or family picnics. There's also a strong sense of community spirit, with regular cultural events, fairs, and performances held throughout the year.

Travel links from Summerhill Road are particularly convenient. Saffron Walden sits just a 5 minute drive to Audley End Station, which offers direct trains to Cambridge (approx. 20 mins) and London Liverpool Street (approx. 55 mins) — ideal for commuters. The M11 motorway is also within easy reach, providing swift access to Cambridge, Stansted Airport (approximately 20 minutes away), and London.





The Accommodation

Step into the spacious, light and airy entrance hall and you're immediately drawn into the heart of the home, a stunning open-plan kitchen, dining and family room that stretches across the rear of the house. This is no ordinary kitchen space. It's a bold and beautifully designed area with clean modern lines, a large island with breakfast bar, and banks of sleek cabinetry offering excellent storage. Floor-to-ceiling sliding doors blur the line between inside and out, opening fully to the rear garden and creating a seamless indoor-outdoor flow that's perfect for entertaining, family life or just soaking up the morning sun. To one side of the kitchen is a generous family living area, with plenty of room for a large dining table and relaxed seating — all bathed in natural light thanks to the full-width glazing with an opening into the snug. A well-equipped utility and boot room with external access sits just off the kitchen, providing a practical space to manage the day-to-day, along with a smartly appointed ground floor cloakroom and separate study.

To the front of the house, you'll find a generous and versatile family room, ideal for quieter evenings, movie nights or a children's playroom. There's also a further versatile reception room on the ground floor, which could serve equally well as a guest room, home office or even a hobby space.



The first floor is just as impressive, with a wide, airy landing leading to five double bedrooms, all of which offer leafy views and plenty of storage. The principal suite is a real highlight: vaulted ceilings, Juliet balcony, walk-in dressing area and a sleek en suite shower room combine to create a space that feels like a boutique hotel.

There are four further double bedrooms, with the second bedroom also benefitting from an en suite shower room and built-in wardrobes. Bedrooms four and five also benefit from built-in wardrobes. A beautifully finished family bathroom with freestanding bath and walk-in shower completes the upper floor, ideal for busy households.

Outside

The property is set back from the road and slightly elevated behind mature trees and lawned area providing a real sense of privacy.

The rear garden is a real highlight. Generously sized and beautifully landscaped, it combines a smart terrace for outdoor dining, a lush lawn bordered by mature trees and planting, and a large home studio at the rear — ideal as a gym, workspace or creative retreat. There's also handy side access and discreet storage space to keep everything looking clean and uncluttered.

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

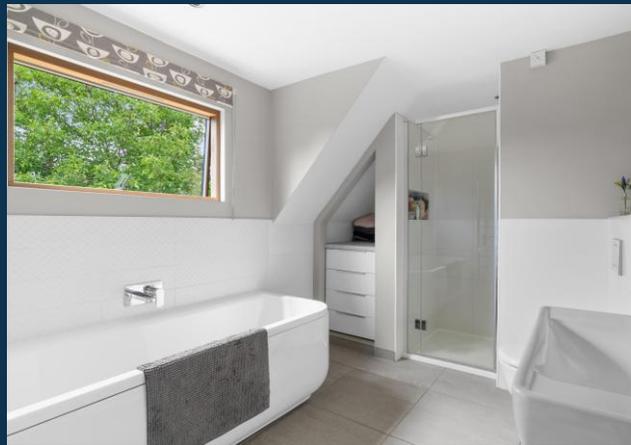
Property Construction – Brick built with tiled roof

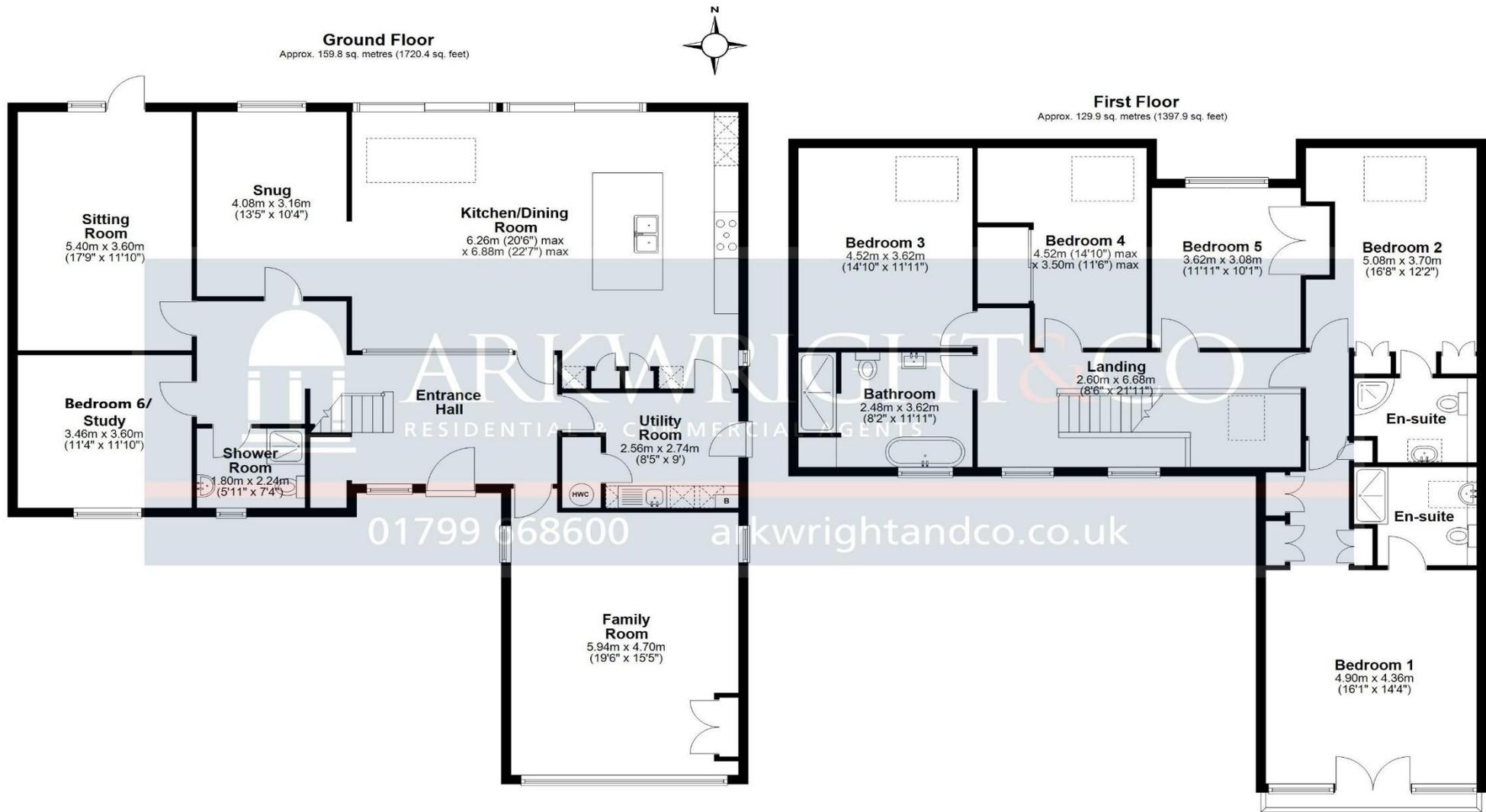
Local Authority – Uttlesford District Council

Council Tax – G









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.



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



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



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS