



7 Cole End Lane, Swards End
CB10 2LQ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

7 Cole End Lane

Sewards End | Saffron Walden | CB10 2LQ

Guide Price £995,000

- Substantial and beautifully presented five-bedroom family home, finished to a high specification throughout
- Set within a generous plot in a peaceful position in the highly regarded village of Sewards End
- Impressive kitchen/breakfast room with French doors opening directly onto the garden, ideal for modern family living
- Elegant sitting room with feature fireplace, plus separate dining room and home office/study
- Two en suite bedrooms alongside three further bedrooms and a well-appointed family bathroom
- Gravel driveway providing ample parking, integral garage and mature, private gardens with terrace and raised decking

The Property

Tucked away within a peaceful position in the highly regarded village of Sewards End, this beautifully presented five-bedroom family home occupies a generous plot and offers an exceptional balance of space, comfort and everyday practicality, just a short drive from the historic market town of Saffron Walden. The house has been finished to a high standard throughout and is ideally suited to modern family living, with well-proportioned rooms, excellent natural light and a layout that flows effortlessly from formal reception space to relaxed, open living.

The Setting

Sewards End is a highly regarded and picturesque village, positioned just to the east of the historic market town of Saffron Walden and surrounded by the gently rolling Essex countryside. The village itself enjoys a strong sense of community, with a traditional village green, local pub and access to a network of footpaths and bridleways that weave through the surrounding landscape, ideal for walking, running and cycling.

Saffron Walden offers an excellent range of everyday and lifestyle amenities, including an eclectic mix of independent boutiques, cafés and restaurants, alongside well-known retailers. The town is also renowned for its excellent schooling, with both state and private options within easy reach. In particular, Saffron Walden County High School is consistently highly regarded, while Dame Bradbury's — part of the Stephen Perse Foundation — offers outstanding independent education.

For commuters, Audley End Station lies approximately four miles away, providing regular mainline services to London Liverpool Street in around 55 minutes, making the area particularly attractive for those balancing countryside living with city connectivity. Road links are also convenient, with access to the M11, Cambridge and Stansted Airport all within comfortable driving distance.





The Accommodation

The welcoming entrance hall sets the tone, with tiled flooring, excellent storage and a staircase rising to the first floor. From here, the accommodation unfolds into a series of thoughtfully arranged reception rooms, providing flexibility for both family life and entertaining. At the heart of the home lies the impressive kitchen/breakfast room, a beautifully appointed space featuring high-quality cabinetry, quartz work surfaces and an excellent range of integrated appliances. Stone tiled flooring, stylish splashbacks and a charming bay with French doors opening onto the garden make this a natural hub of the house, perfect for everyday living as well as informal gatherings.

Adjoining the kitchen is a practical utility room, discreetly positioned and offering further storage and laundry facilities. The principal sitting room is a generous and inviting space, centred around an attractive stone fireplace with gas-effect stove. Glazed doors and full-height windows connect the room directly to the terrace and garden, creating a seamless indoor-outdoor feel during the warmer months. A half-glazed connection to the dining room enhances the sense of light and flow. A separate dining room provides a more formal setting for entertaining, while a study, enjoying views across the garden and direct access to the terrace, offers an ideal work-from-home space or quiet retreat.



A well-appointed cloakroom completes the ground floor accommodation.

The first floor continues the sense of space and comfort, with a naturally lit landing and five well-proportioned bedrooms.

The principal bedroom suite is particularly impressive, enjoying a dual aspect, extensive fitted wardrobes, useful eaves storage and a contemporary en suite shower room.

A second bedroom also benefits from its own en suite bathroom, making it ideal for guests or older children. Three further bedrooms are served by a family shower room, each offering flexibility for family use, guest accommodation or additional home working space

Outside

The property is approached via a gravel driveway providing ample off-street parking and access to the integral garage. Timber side gates lead through to the rear garden, which has been thoughtfully landscaped to offer both privacy and versatility.

Immediately behind the house, a paved terrace provides an ideal spot for outdoor dining and entertaining, leading onto a generous lawn bordered by mature planting and hedging. A raised decking area at the far end of the garden creates a further seating space, while a substantial timber shed offers useful storage.

Services

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

Tenure – Freehold

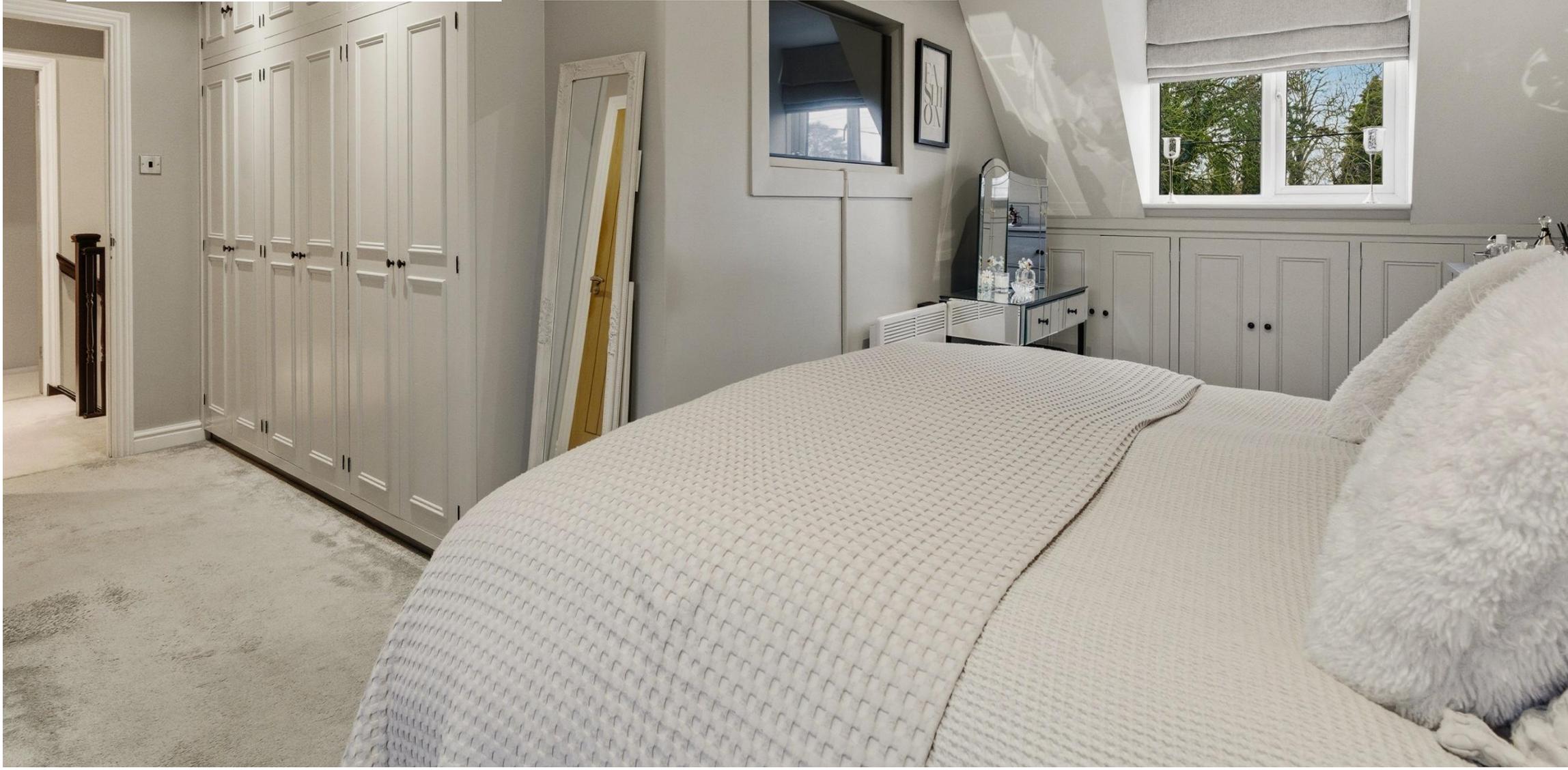
Property Type – detached

Property Construction – Standard Construction

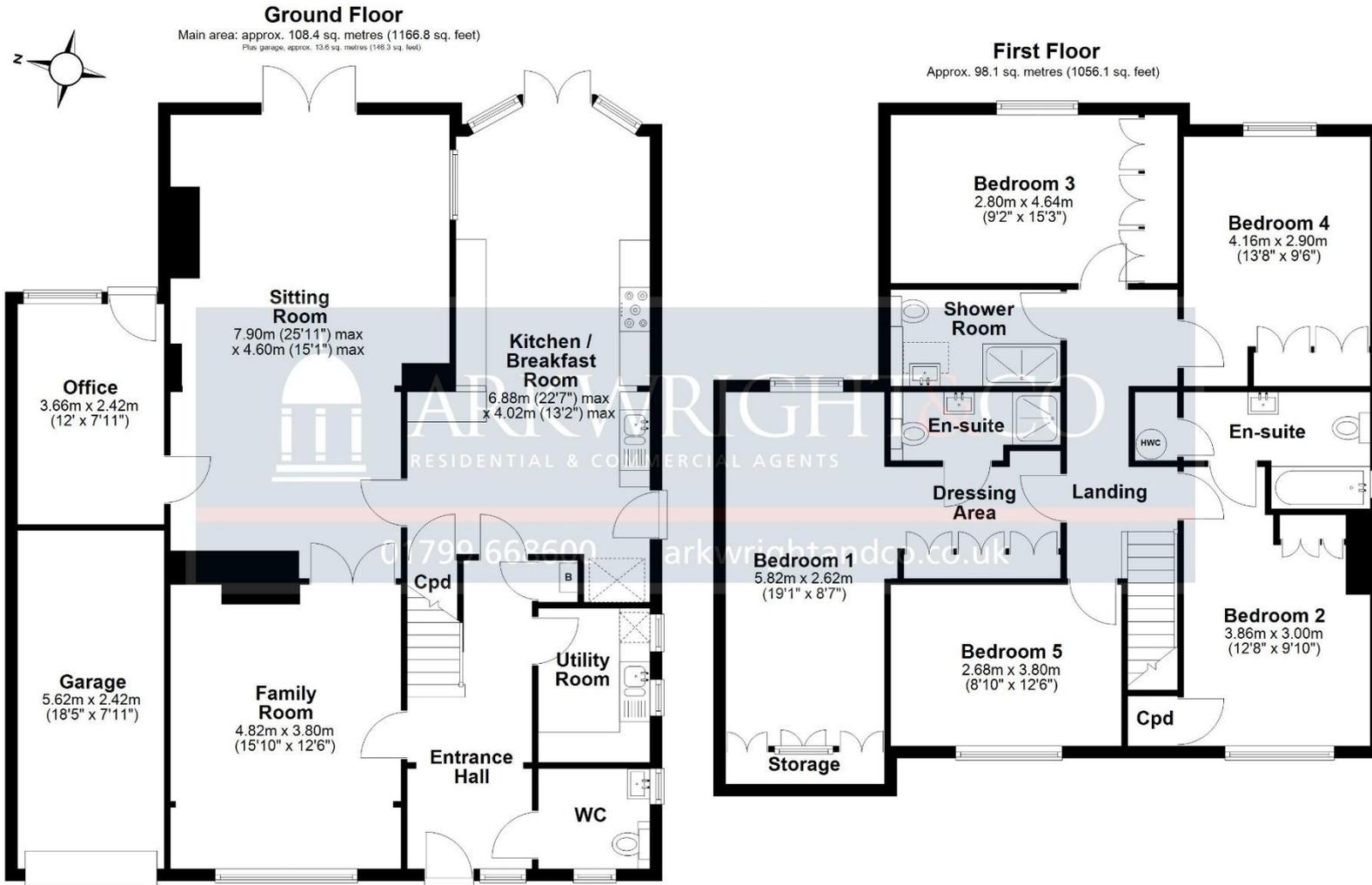
Local Authority – Uttlesford District Council

Council Tax– F









Main area: Approx. 206.5 sq. metres (2222.8 sq. feet)
Plus garage, approx. 13.6 sq. metres (146.3 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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