



15 Campling Street, Saffron Walden
CB10 2PT



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

15 Campling Street

Saffron Walden | Essex | CB10 2PT

Guide Price £825,000

- An exceptional five-bedroom, three-bathroom family home situated in a popular residential area of Saffron Walden
- Spacious reception hall, a formal lounge with garden access, and a private study for home working
- Magnificent, kitchen and family area French doors leading to the terrace
- Meticulously maintained rear garden with a paved terrace
- Detached double garage with ample off-road parking
- Ideally located for commuters, with Audley End mainline station just 2 miles away (linking to London and Cambridge) and easy access to the M11 and Stansted Airport

The Property

This executive five-bedroom, three-bathroom family home is ideally located in a sought-after residential area of Saffron Walden, just a short distance from the historic town center and excellent local schools. The beautifully presented accommodation is arranged over two floors with a meticulously maintained rear garden and detached double garage.

The Setting

Ideally situated in a popular and well-established residential area within the historic medieval market town of Saffron Walden, offering a perfect blend of quiet living and town center convenience. A short walk leads to the heart of the town, where residents can enjoy a vibrant array of independent shops, cafes, and restaurants, alongside a bustling twice-weekly market. Families are well-served by excellent local schooling, including the highly regarded Saffron Walden County High School and several nearby primary options, while leisure facilities such as the Lord Butler Leisure Centre are within easy reach. For the commuter, Audley End mainline station is approximately 2 miles away, providing regular fast services to London and Cambridge, while the M11 is situated approximately 5 miles to the north, offering excellent links to the wider motorway network and London Stansted Airport.



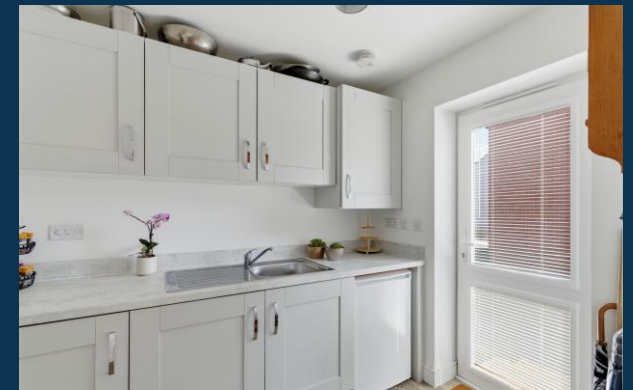


The Accommodation

A spacious and welcoming reception hall with a staircase leading to the first floor forms the heart of the home, giving access to the ground floor accommodation and a cloakroom/WC. To one side is the dual aspect, formal reception room, a comfortable space complete with windows to the front and side. The magnificent kitchen/family area that stretches across the full width of the house. The kitchen is beautifully fitted with a range of grey shaker-style units, contrasting dark solid worktops, and quality integrated appliances. This is a bright and sociable space is further enhanced by a window to the rear and French doors opening onto the paved terrace and garden beyond.

A practical utility room with external door, and a private study completing the ground floor.

The first floor features a gallery-style landing leading to five impressively proportioned bedrooms and a stylish family bathroom. The principal bedroom suite is a generous sanctuary, boasting a large window to the rear and a modern en suite shower room with contemporary tiling and a glass walk-in cubicle.



A second guest bedroom also benefits from its own modern en suite, while the remaining three bedrooms are well-served by a luxurious family bathroom featuring a crisp white suite, elegant wall paneling, and chrome fixtures.

Throughout the upper level, the rooms are finished with neutral decor and soft carpeting, offering a cohesive sense of quality and space perfect for modern family living.

Outside

The property is set back from the road behind a neatly maintained front garden and a paved pathway leading to the sheltered entrance.

To the side, a generous driveway provides off-road parking for several vehicles and leads to a substantial detached double garage with twin up-and-over doors.

A side timber gate grants access to the beautifully landscaped rear garden, which is a particular feature of the home, offering a high degree of privacy and a sunny south-westerly aspect.

Immediately adjacent to the house is an expansive paved terrace, perfect for alfresco dining and entertaining, which leads onto a meticulously kept level lawn.

The garden is enclosed by attractive brick walling and timber fencing, further enhanced by vibrant, well-stocked flower beds and a charming timber pergola that creates a delightful focal point and a shaded retreat for relaxation.

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

Council Tax– G







Approximate Gross Internal Area
 170.60 sq m / 1836.32 sq ft
 (Excludes Garage)
 Garage Area 43.97 sq m / 473.28 sq ft

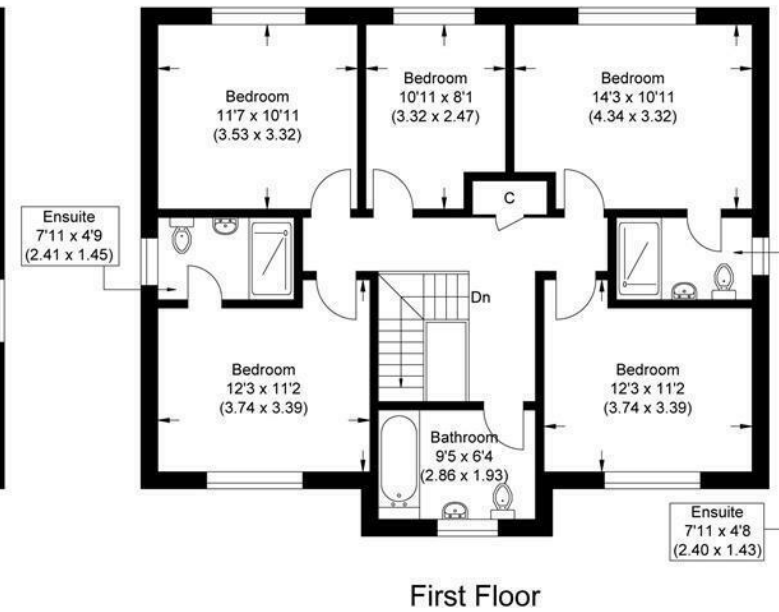
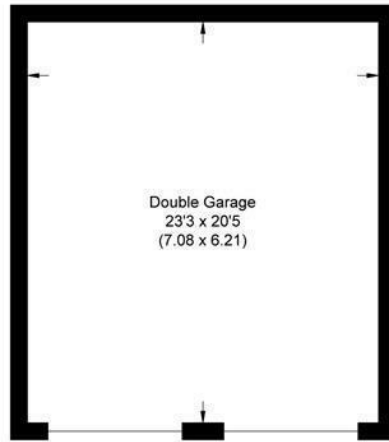


Illustration for identification purposes only, measurements are approximate, not to scale.

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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