



High Street, Saffron Walden, CB10 1EE

**CHEFFINS**

## High Street

Saffron Walden,  
CB10 1EE

A stunning Grade II listed cottage which has undergone a high quality extensive refurbishment together with later additions to provide a beautiful home in the High Street. In addition is a private courtyard garden.

### LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

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Guide Price £475,000



## GROUND FLOOR

### ENTRANCE HALL

Glazed entrance door with further oak glazed door leading to:-

### HALLWAY

Handmade solid oak doors to adjoining rooms together with engineered oak flooring, a useful coat and storage cupboard, staircase rising to the first floor.

### SITTING ROOM

A charming room with secondary glazed window to the front aspect providing a good degree of natural light and views over the High Street, fireplace with inset stove and exposed brickwork, a recessed area with book shelves and exposed timbers.

### KITCHEN/BREAKFAST ROOM

A recent addition to the property featuring a high ceiling with exposed timber framing and original timber framework. The kitchen is fitted with a range of base and eye level units with worktop space over, undercounter freezer with space for microwave above, an island with a breakfast bar area which includes an integrated fridge beneath, induction hob with oven below, ceramic sink, space for washing machine, window overlooking the courtyard garden and skylight providing additional natural light, glazed stable door leading to the rear hallway and solid oak door with paddle steps leading down to the cellar conversion.

### REAR HALLWAY/DINING ROOM

A further recent addition providing versatile

living space with a pair of glazed doors providing access onto the courtyard garden together full-height window, engineered oak floor.

### SHOWER ROOM

Refitted with a large shower enclosure, vanity hand wash basin, low level WC and obscure double glazed window to the rear aspect.

### BASEMENT

#### BEDROOM 2

Currently used as a bedroom but could easily be used as home office/study area with secondary glazed window to the front aspect enjoying views over the street scene, built-in storage cupboard.

### SHOWER ROOM

Comprising shower enclosure, vanity hand wash basin and low level WC.

### FIRST FLOOR

#### BEDROOM 1

A stunning vaulted bedroom with a high ceiling, exposed timbers, impressive brick chimney breast and windows to two aspects.

### OUTSIDE

The property is set in the heart of Saffron Walden's iconic High Street. To the rear of the property is a landscaped courtyard garden with natural stone paving, flowerbeds with a flint and brick boundary wall together with a small store/storage shed.

### VIEWINGS

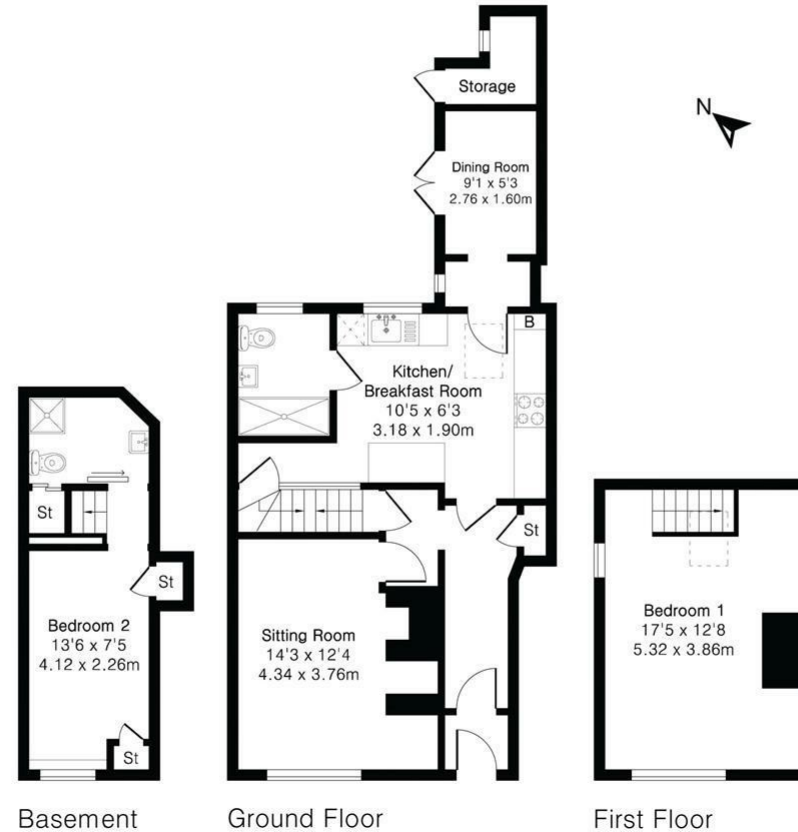
By appointment through the Agents.



Guide Price £475,000  
Tenure - Freehold  
Council Tax Band - C  
Local Authority - Uttlesford

## Approximate Gross Internal Area 963 sq ft - 90 sq m

Basement Area 175 sq ft - 16 sq m  
Ground Floor Area 567 sq ft - 53 sq m  
First Floor Area 221 sq ft - 21 sq m



[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

