



86 Little Walden Road

Saffron Walden





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Dating back to the 17th Century, **86 Little Walden Road** is a beautifully characterful period home that has been thoughtfully extended over time to create a deceptively spacious family house of around **2,014 sqft**, set within a plot of approximately **0.13 acres**. Ideally positioned just **0.6 miles from Saffron Walden Market Square**, the property offers the best of town living with a wonderful sense of space, whilst also being in catchment for the highly regarded **Saffron Walden County High School**.

The charm of the home is immediately apparent on arrival, with its attractive frontage giving way to an interior rich in personality and period detail. Exposed timbers, deep-set windows, wooden doors and fireplaces create a warm and inviting atmosphere, whilst the extended layout provides excellent versatility for modern family life.

The **kitchen** sits at the heart of the home, combining timeless style with practicality. It features dark shaker cabinetry, a butler sink, slate flooring, and a statement range cooker. Open to the kitchen is a fantastic **breakfast/dining space**, complete with built-in banquette seating and character lighting, making it the perfect spot for everyday dining, homework, or entertaining friends.

The accommodation flows beautifully into the main **sitting room**, a generous and light-filled room that enjoys views over the rear garden and direct access outside – making it ideal for summer gatherings and relaxed evenings at home. A further reception room offers a more traditional feel, filled with exposed beams and centred around an impressive **inglenook fireplace**, creating a cosy retreat and a true reminder of the home's heritage.

A dedicated **study** provides a quiet space for home working, while a ground-floor WC and additional hallway space add practicality. There is also access through to the garage, ideal for storage, bikes, and everyday essentials.





Upstairs, the first floor continues the theme of character and space with **five bedrooms**, offering flexibility for growing families, guests, or those requiring additional home office or hobby rooms. The principal bedroom is a particularly lovely room, generous in proportions and featuring a charming fireplace and a walk-in wardrobe, whilst the remaining bedrooms are well arranged and full of natural light.

The **family bathroom** has been designed with a boutique feel and features a beautiful **freestanding roll-top bath**, complemented by panelling, warm tones and classic styling. This is further supported by a separate **shower room**, finished in a contemporary design with crisp tiling and modern fittings.

A further **basement room** provides useful additional storage and could suit a variety of uses depending on requirements.

Outside, the rear garden is a real highlight, enjoying a pleasing sense of depth and privacy with lawned areas, established planting and plenty of room for outdoor dining and play. A fantastic **BBQ Hut** sits towards the far end of the garden, creating a brilliant focal point and an ideal spot for entertaining, relaxed summer evenings and year-round get-togethers with friends and family. To the front, a driveway provides off-road parking for three cars in front of the garage.

Blending period charm with generous accommodation and an excellent location close to the town centre, **86 Little Walden Road** is a rare opportunity for buyers looking for a distinctive and spacious home in Saffron Walden.

Agents Notes:

Tenure: Freehold

EPC Band D

Uttlesford District Council - Tax Band C - £2,057.04 pa

All Mains Services Connected

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)











Gross Internal Floor Areas
Basement 13 sqm (147 sqft)
Ground Floor 96 sqm (1036 sqft) excluding Garage
First Floor 77 sqm (831 sqft)
Total 186 sqm (2014 sqft)





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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.