

11 West Road, Saffron Walden
CB11 3DS

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11 West Road

Saffron Walden | Essex | CB11 3DS

Guide Price £925,000

- Handsome period semi-detached family home
- Approximately 1,700 sq ft of versatile accommodation
- Three bedrooms plus study/optional fourth bedroom
- Superb 24 ft kitchen/dining/family room
- Characterful sitting room with bay window and wood-burning stove
- Useful cellar providing additional storage
- Beautifully established and private rear garden
- Highly convenient Saffron Walden location close to the town centre







The Property

A handsome and substantial period home, 11 West Road offers an appealing combination of character, contemporary open-plan living and an excellent garden, all within one of Saffron Walden's most convenient residential settings.

The Setting

Saffron Walden is a highly regarded and picturesque medieval market town, renowned for its attractive period architecture, thriving community and excellent range of everyday amenities. At its heart is the bustling Market Square, where twice-weekly markets sit alongside an excellent selection of independent shops, cafés, restaurants and public houses, complemented by more familiar national retailers and supermarkets.The town offers an impressive choice of recreational and cultural facilities, including The Common, Bridge End Gardens, Saffron Hall, The Fry Art Gallery and Audley End House and Gardens. There are also numerous sports clubs and leisure facilities, together with beautiful surrounding countryside providing an abundance of walking and cycling routes. Saffron Walden is particularly well regarded for its schooling, with a strong selection of primary schools alongside the highly regarded Saffron Walden County High School and Joyce Frankland Academy in nearby Newport. Independent schooling is also available within the wider area, including Dame Bradbury's and The Perse schools in Cambridge.For the commuter, the town is well positioned for access to Cambridge, approximately 15 miles to the north, and London, with the M11 providing excellent road connections. Audley End mainline station, approximately 2–3 miles from the town centre, offers regular services to London Liverpool Street and Cambridge, making Saffron Walden an attractive choice for those seeking the benefits of a historic market town while retaining excellent connectivity.

The Accommodation

Occupying an attractive, elevated position, set back from West Road and within easy reach of Saffron Walden's historic town centre, this handsome period semi-detached home combines generous proportions and original character with an impressive contemporary extension. Extending to approximately 1,700 sq ft, the property has been comprehensively refurbished and thoughtfully improved to create a highly individual family home where the character of the original house is complemented by an unusually high standard of modern specification.







A significant programme of refurbishment was undertaken in 2014, with considerable attention given not only to the appearance of the house but also to its comfort, efficiency and longevity. Improvements included extensive insulation together with a combination of timber and aluminium double glazing. A water softener and alarm system were also installed, while carefully chosen finishes throughout reflect the quality of the wider renovation.

The traditional red-brick façade, distinctive bay window and attractive architectural detailing provide an appealing introduction. The period character continues through the entrance, where a stained-glass front door and tiled floor immediately establish the quality and personality found throughout the house.

The principal sitting room is a particularly inviting space, enhanced by the generous bay window and centred around a fireplace with gas-effect stove. A second reception room provides valuable flexibility and is equally well suited as a study, family room or fourth bedroom. The defining feature of the house is undoubtedly the exceptional kitchen/dining/family room to the rear. Extending to almost 25 ft, this superb addition has transformed the way the house is enjoyed, providing a wonderfully light and sociable space for both everyday family life and entertaining.

At its heart is a beautifully crafted Neptune timber kitchen, arranged around a substantial central island and providing a quality and timelessness entirely in keeping with the period origins of the house.

A striking glazed roof lantern introduces an abundance of natural light, while extensive glazing and doors open directly onto the terrace and gardens. During the warmer months, the distinction between house and garden almost disappears, allowing the entertaining spaces to flow naturally outside.

Upstairs are three well-proportioned bedrooms, including an impressive principal bedroom positioned to the front of the house, together with a stylish family bathroom.

Importantly, the house also offers an exciting opportunity for a future owner wishing to create additional accommodation. Structural provision has already been incorporated with a potential future loft conversion in mind. A useful cellar beneath the original house also provides valuable additional storage and completes the accommodation.

The investment made in its refurbishment has created a home that combines the proportions and architectural interest of an older property with the insulation, glazing, specification and open-plan living of a more modern home. It offers the opportunity to enjoy all of that work from the outset, while retaining the potential to take the house another step further through the loft space if desired.

Outside

The south facing gardens are a genuine feature of the property. Immediately adjoining the rear of the house is a generous, paved terrace, beautifully framed by established planting and providing a private setting for outdoor dining and entertaining. Beyond, the garden opens onto an established lawn surrounded by mature trees, shrubs and planted borders, creating a surprisingly green and secluded environment so close to the centre of town. A pergola seating area, pond and raised timber playhouse add further interest.
To the rear is an area containing a greenhouse and shed, and vegetable beds. Apple trees and fig trees and blackberries

Planning permission has been approved to create a driveway for off-road parking, should this be required.

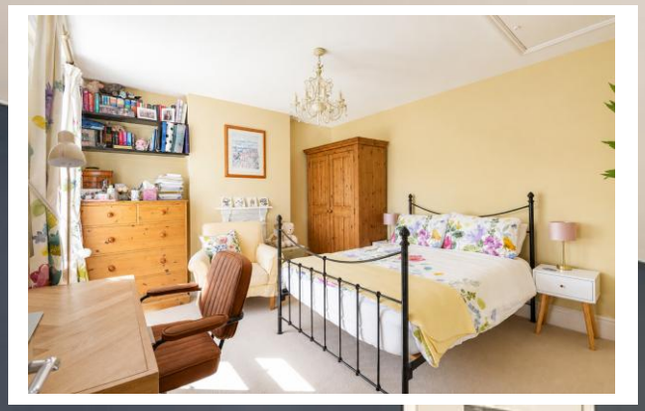
Services
Mains gas, electric, water and drainage are connected. Ultrafast broadband is available and mobile signal is likely.

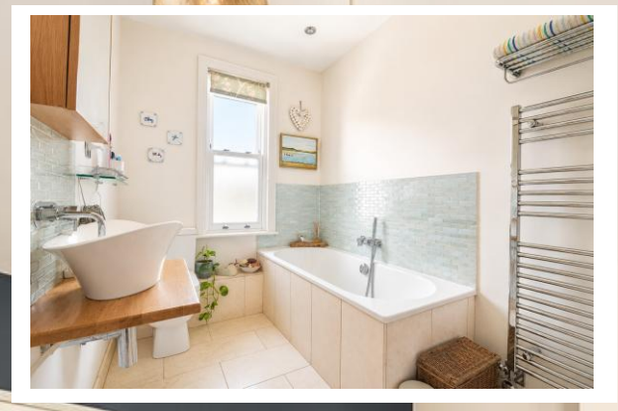
Tenure – Freehold
Property Type – Semi-detached
Property Construction – Concrete and Brick construction
Local Authority – Uttlesford District Council
Council Tax– D
EPC Rating - C





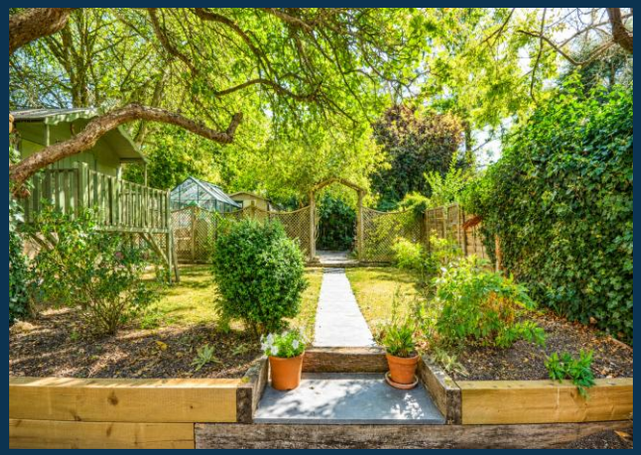












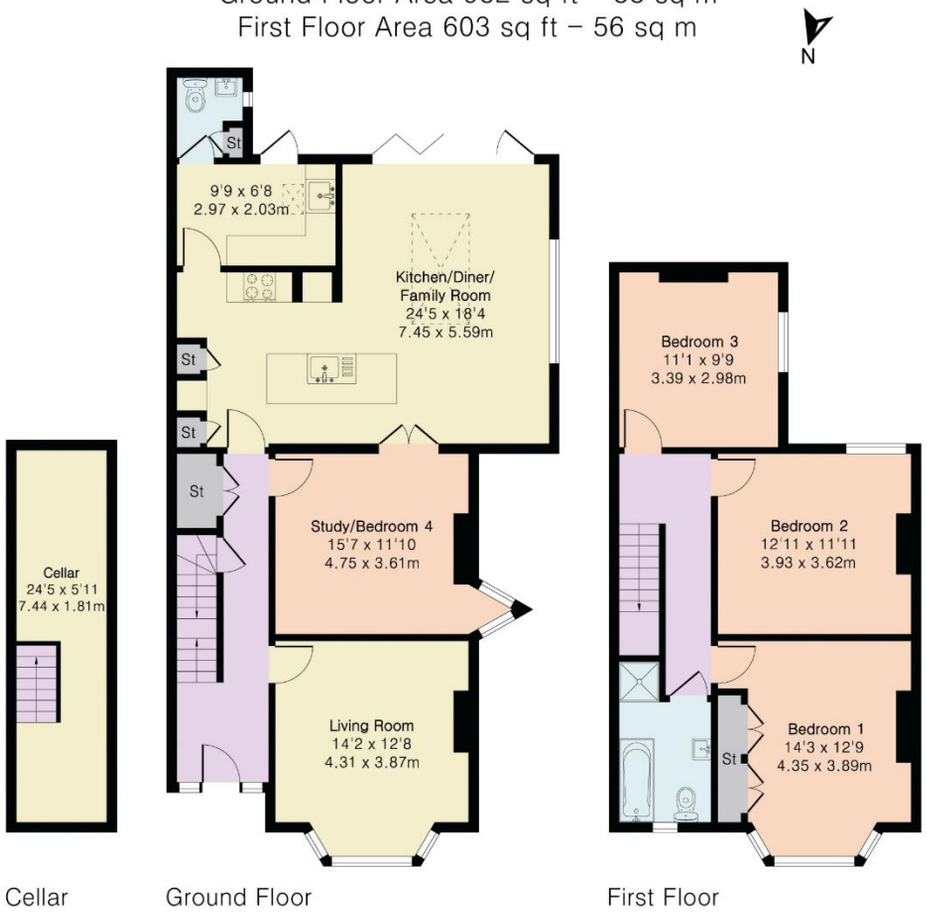


Approximate Gross Internal Area 1700 sq ft - 157 sq m

Cellar Area 145 sq ft – 13 sq m

Ground Floor Area 952 sq ft – 88 sq m

First Floor Area 603 sq ft – 56 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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