



12 Guildhall Way, Ashdon
CB10 2HH



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

12 Guildhall Way

Ashdon | Saffron Walden | CB10 2HH

Guide Price £499,000

- Welcoming hallway leading to versatile reception rooms and modern kitchen.
- Four well-proportioned bedrooms served by a contemporary family bathroom upstairs.
- Private bay offering parking for multiple vehicles
- Neat front garden featuring mature hedging and shingle borders.
- Expansive landscaped rear garden with patio, lawn, and sheds.
- Offered with no onward chain

The Property

This impressive property offers a light-filled ground floor featuring two flexible reception rooms, a modern dining kitchen, and a shower room. Upstairs, four bedrooms are served by a contemporary family bathroom. Outside, the home benefits from a neat front garden and an expansive, beautifully landscaped rear garden with a large patio, central lawn, and versatile outbuildings

The Setting

Nestled in the heart of the idyllic North Essex village of Ashdon, 12 Guildhall Way offers an enviable lifestyle, perfectly blending rural tranquility with impressive modern accessibility. The village itself enjoys a vibrant community atmosphere and excellent local amenities, including the historic All Saints Church, a well-regarded primary school, a traditional local pub, a community-run museum, and picturesque countryside walks right on the doorstep. For a broader range of facilities, the vibrant market town of Saffron Walden is just 4 miles away, offering extensive shopping, boutique cafes, artisan markets, and premier schooling such as Saffron Walden County High School. Commuters are catered for with Audley End mainline station located around 6 miles away, providing direct and frequent rail connections to London Liverpool and Cambridge. Furthermore, excellent road links via the M11 and the A11 ensure convenient access to London Stansted Airport within 30 minutes, making this an ideal residence for professionals and families seeking refined countryside living with seamless travel links.

The Accommodation

The ground floor is introduced by a welcoming entrance hall with stairs rising to the first floor, flowing effortlessly into a wonderfully versatile layout that includes a comfortable family room, a bright and inviting sitting room overlooking





the garden, and a superb, well-appointed kitchen fitted with a comprehensive range of modern shaker-style base and eye-level units, ample dining space, and integrated appliances, all complemented by a convenient and stylishly finished ground floor shower room.

Ascending from the ground floor via the central staircase, the first-floor landing leads you to a thoughtfully arranged sleeping and bathing quarters comprising four bedrooms and a family bathroom. To the rear sits the generous principal Bedroom complete with built-in mirrored wardrobes. Across the landing are Bedroom two and three and the versatile single Bedroom four, which features attractive blue accent decor and a built-in study/desk setup. These rooms are well-served by a bright, pristine family bathroom boasting tiled walls, a panelled bath with a glass screen and overhead shower, a modern vanity wash basin, and a low-level WC.

Outside

Approached via a neat front garden framed by mature hedging and slate shingle borders with a central paved path leading to the front entrance, side access leads round to an impressively generous and beautifully landscaped rear garden. Immediately to the rear of the property is a expansive paved patio area, ideal for alfresco dining and entertaining, complemented by raised flower beds and fully enclosed timber fencing. Beyond the patio, a central lawn stretches back, bisected by a paved pathway that leads to useful outbuildings at the foot of the garden, including a



dark timber garden workshop/potting shed and a substantial metal store shed, creating a wonderfully versatile outdoor space.

Services

Mains electric, water and drainage are connected. Air source heat pump heating. Ultrafast FTTB broadband is available and 5G mobile signal is likely.

Tenure – Freehold

Property Type – Semi-Detached

Property Construction – Standard construction

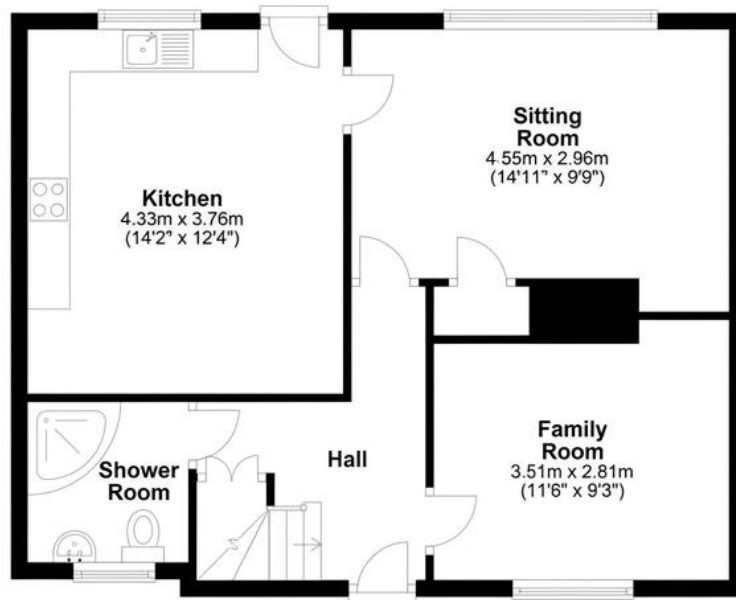
Local Authority – Uttlesford District Council

Council Tax – C

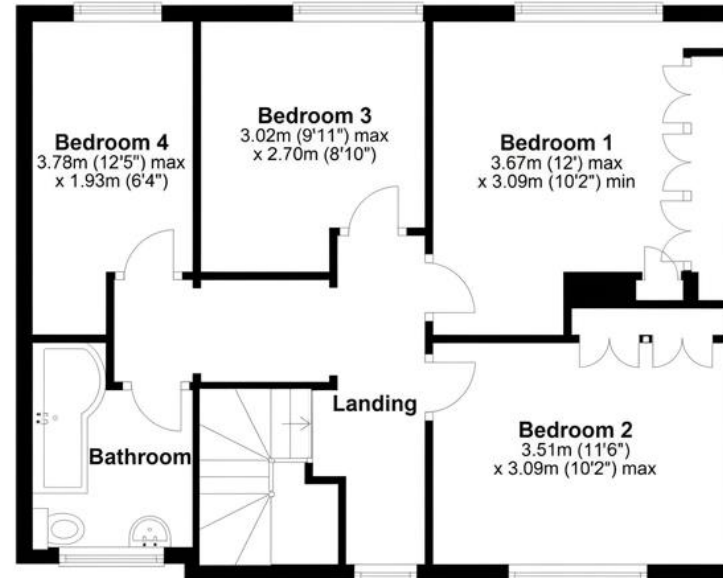




Ground Floor



First Floor



Approx gross internal floor area 109 sqm (1175 sqft)

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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