

Katharine Court, Market Hill, Saffron Walden
CB10 1HQ

ARKWRIGHT&CO
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Katharine Court

Market Hill | Saffron Walden | CB10 1HQ

Guide Price £795,000

The Property

An exceptional opportunity to acquire a beautifully converted and comprehensively refurbished contemporary home, discreetly positioned just moments from Saffron Walden's historic Market Square. Arranged over three floors, the property will be finished to a high specification, combining stylish modern living with the convenience and character of its town-centre setting.

With a planning application currently under consideration (UTT_26_2413_FUL), the proposed refurbishment also presents purchasers with an appealing opportunity to influence elements of the final internal specification, depending upon the stage of the works. From kitchen and bathroom finishes to flooring and tiling, there is the potential to create a home that reflects individual tastes and preferences, without the responsibility of managing the refurbishment themselves.

The Setting

Market Hill occupies an enviable position in the historic heart of Saffron Walden, with the town's picturesque Market Square quite literally on the doorstep. Renowned for its attractive period architecture, independent shops, cafés, restaurants and vibrant twice-weekly market, Saffron Walden offers a wonderful blend of traditional market-town character and modern convenience. From this discreetly positioned setting, residents would be able to step out and enjoy everything the town has to offer, from a morning coffee or a leisurely lunch to an evening meal, without the need to get into the car. The town also benefits from excellent schooling, including Saffron Walden County High School, together with a range of recreational and leisure facilities. For those commuting further afield, Audley End railway station provides regular services towards Cambridge and London Liverpool Street, while the M11 offers convenient road connections.

The Accommodation

Behind its attractive weatherboard elevations, the property will be thoughtfully transformed into a distinctive contemporary home, where traditional architectural influences meet the comfort and convenience of modern living. Generous glazing, carefully considered finishes and an imaginative arrangement of accommodation over three floors will create an inviting home, ideally suited to those looking to embrace town-centre living. The comprehensive refurbishment will be undertaken to a high specification throughout, incorporating energy-efficient air source heating and a carefully selected range of contemporary fixtures and fittings.

The ground floor provides a welcoming entrance hall, with internal access to the garage, a practical utility room and additional storage. These useful everyday spaces have been thoughtfully incorporated into the design, ensuring the principal living accommodation remains both spacious and uncluttered. The first floor is dedicated to bedroom accommodation, comprising two well-proportioned bedrooms, including one with an en-suite shower room, together with a family bathroom and separate study.

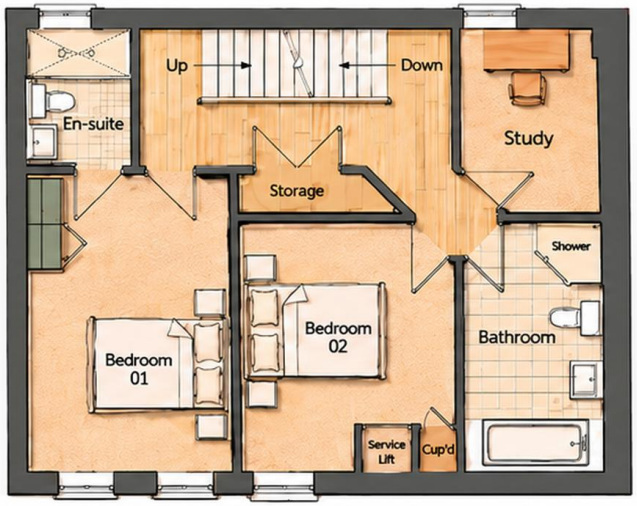




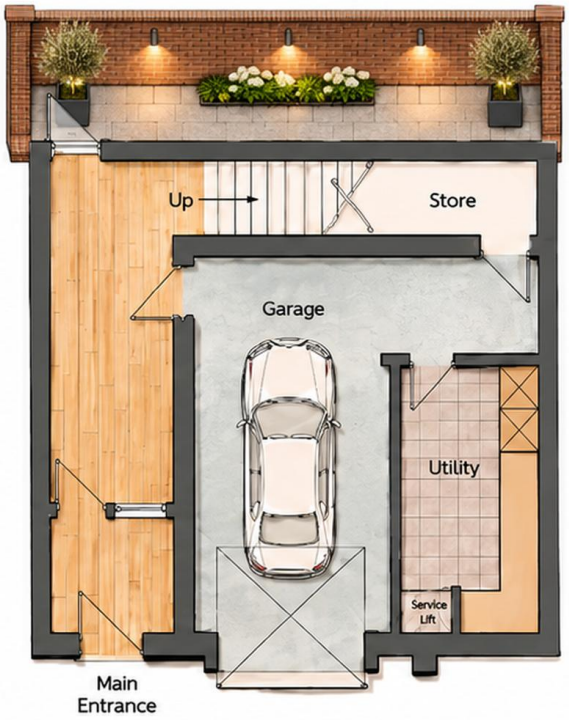




Second Floor Plan



First Floor Plan



Ground Floor Plan

The arrangement provides excellent flexibility, whether accommodating visiting family and friends, working from home or simply enjoying the additional space. The centrepiece of the home is undoubtedly the impressive second-floor kitchen, dining and living space. Designed to make the most of its elevated position and generous natural light, this wonderful open-plan room will provide a stylish and sociable setting for everyday living and entertaining.

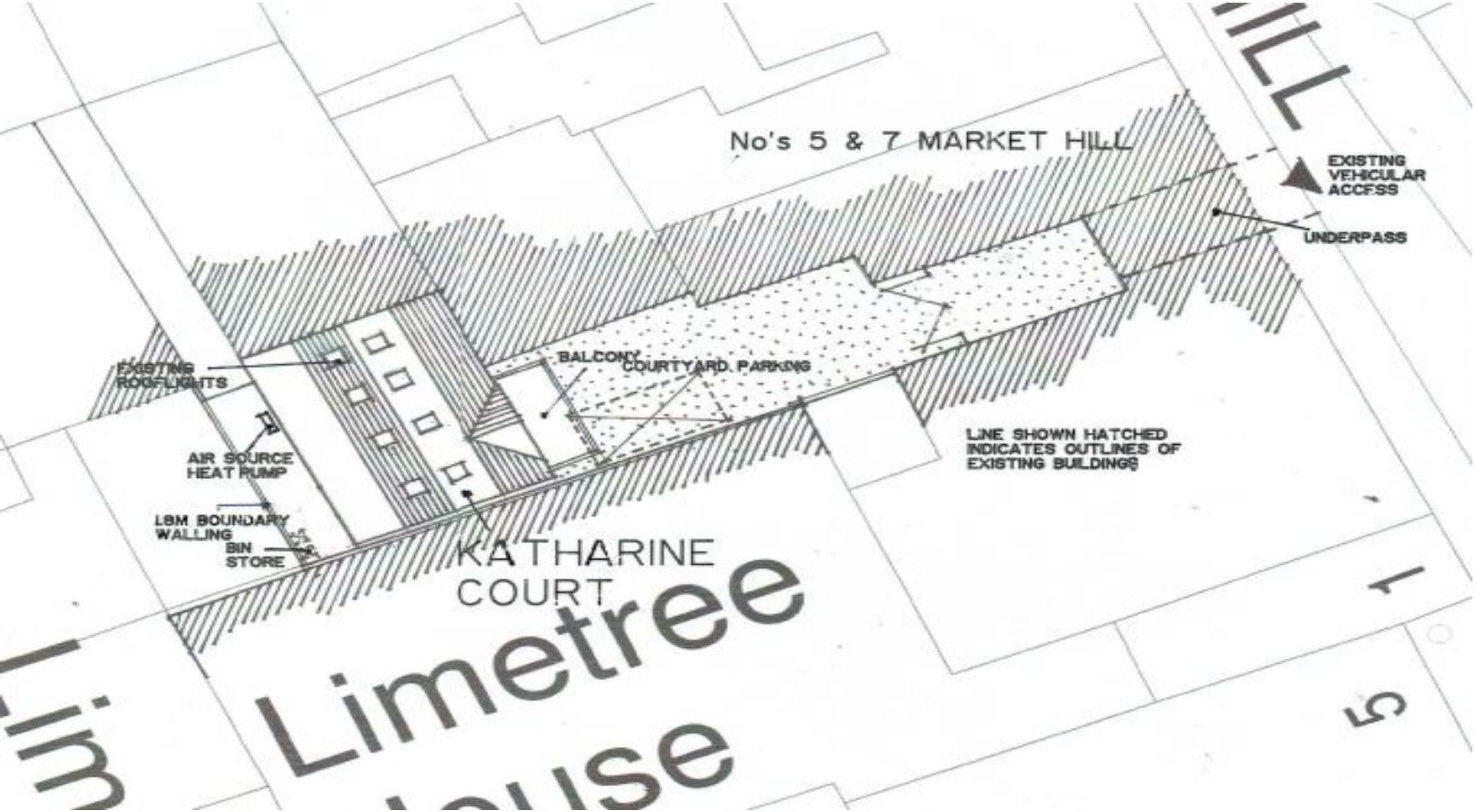
The kitchen, arranged around a central island, will form an integral part of the living space, with the dining and sitting areas flowing naturally together. Glazed doors open onto a private balcony, creating a delightful extension of the accommodation and somewhere to enjoy a morning coffee or evening drink, whilst being just moments from the heart of the town.

Externally, the property will also benefit from a small rear courtyard, providing additional outside space alongside the elevated balcony.

Katharine Court offers the best of both worlds: the opportunity to create something personal and bespoke, whilst enjoying the reassurance and convenience of a professionally managed refurbishment, with the property handed over ready to move into.

Combining contemporary design, high-quality finishes, practical accommodation and an exceptional central location, Katherine Court promises a distinctive and beautifully appointed home, offering all the advantages of modern living within the historic heart of Saffron Walden.

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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