



Victoria Cottage, Deynes Road, Debden  
CB11 3LG



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RESIDENTIAL & COMMERCIAL AGENTS



# Victoria Cottage

Debden | Saffron Walden | CB11 3LG

Guide Price £750,000

- Beautifully presented detached period home offering four double bedrooms and approaching 1,628 sq ft of thoughtfully updated accommodation
- Stunning open-plan kitchen/breakfast room with central island, complemented by an elegant reception room that perfectly balance period charm with modern family living
- Luxurious principal suite featuring a walk-in dressing room and stylish en-suite.
- Three further generous bedrooms and a contemporary family bathroom
- Private rear garden with a superb entertaining terrace, ideal for al fresco dining and enjoying the mature surroundings.
- Off Road Parking for 3 cars
- Situated in the highly sought-after village of Debden, within easy reach of Saffron Walden, Audley End Station and excellent commuter links to Cambridge and London.

## The Property

A truly charming 4 bedroom detached period family home of character, greatly improved by the current owners to provide a delightful blend of original features and cottage charm and modern practicality. The property occupies a private plot with the property set in the heart of this popular village.

## The Setting

The highly regarded village of Debden enjoys a delightful rural setting approximately four miles south of the historic market town of Saffron Walden, offering an enviable balance of peaceful village living and excellent connectivity. Surrounded by rolling North Essex countryside, the village has a thriving community centred around its well-regarded primary school, village hall, recreation ground and the popular Debden Village Stores & Post Office, providing everyday essentials within easy walking distance.

For a wider range of shopping, independent boutiques, cafés, restaurants and leisure facilities, the picturesque medieval market town of Saffron Walden is just a short drive away. The nearby market town of Thaxted, renowned for its historic architecture and vibrant community, also offers an excellent selection of amenities.

Debden is particularly well placed for commuters, with Audley End Railway Station approximately 5 miles away, providing fast and regular services to London Liverpool Street in around an hour, whilst Newport Railway Station is also within easy reach. The nearby M11 (Junction 9) offers convenient road links to Cambridge, Stansted Airport, the M25 and beyond. The area is exceptionally well served for education, with the village's primary school complemented by highly regarded secondary schooling at The Saffron Walden County High School and Joyce Frankland Academy, Newport, together with an excellent selection of independent schools including Felsted School, Bishop's Stortford College, The Perse School, The Leys School and St Mary's School, Cambridge.





### The Accommodation

Victoria Cottage is a beautifully presented detached period home that effortlessly combines timeless character with contemporary family living. Thoughtfully and extensively enhanced by the current owners, this exceptional four-bedroom residence offers approaching 1628sq ft of stylish accommodation, perfectly balancing original charm with the comfort and practicality demanded by modern life.

A welcoming entrance hall sets the tone, providing access to the light and airy ground floor accommodation with a warm and inviting atmosphere throughout. Undoubtedly the heart of the home is the superb open-plan kitchen and family room. Beautifully redesigned with both style and functionality in mind, this impressive space is centred around a substantial island with breakfast seating, complemented by quality cabinetry, generous preparation surfaces and ample storage. Designed for modern family life, the kitchen flows seamlessly into the dining and living areas here is underfloor heating throughout on individual thermostats. This spacious area create a lovely environment equally suited to busy mornings, relaxed evenings and entertaining on a larger scale with bi fold doors leading out to the rear garden with finishes the space off perfectly. An additional sitting room offers flexibility and the perfect place to relax beside the fireplace.



A separate utility room, cloakroom and dedicated home office further enhance the practicality of the ground floor. Completing the ground floor accommodation is a cloakroom/WC.

The first floor continues to impress, offering four generously proportioned bedrooms. The principal suite provides a luxurious retreat, complete with a spacious walk-in dressing room and a stylish en-suite shower room, whilst the 3 remaining bedrooms are served by a beautifully appointed family bathroom finished to an excellent standard.

Throughout, the home has been sympathetically updated, retaining its period character whilst delivering a refined contemporary finish.



## Outside

Victoria Cottage enjoys a private enclosed garden that provides a wonderful extension of the living accommodation. A terraced area creates an exceptional space for outdoor entertaining and al fresco dining, overlooking the private lawn and established planting. To the side of the property there is a footpath giving convenient, ease of access to the village recreation and playground for those with children.

Beautifully presented throughout and occupying a sought-after village setting, Victoria Cottage is a rare opportunity to acquire a character home that successfully blends period elegance with contemporary family living, all within easy reach of Saffron Walden, excellent schooling and superb transport connections.

## Services

Mains electric, water and drainage are connected. Oil fired central heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

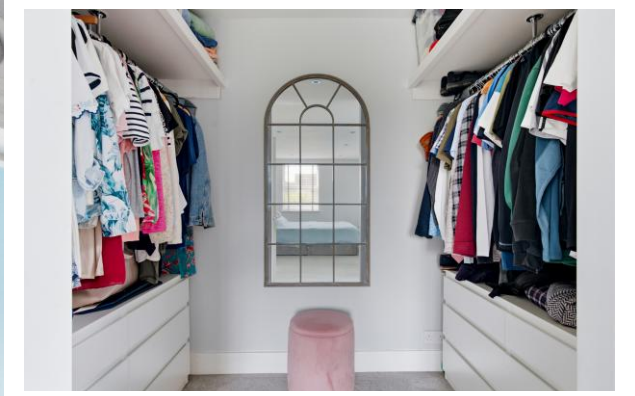
Property Type – detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax– E







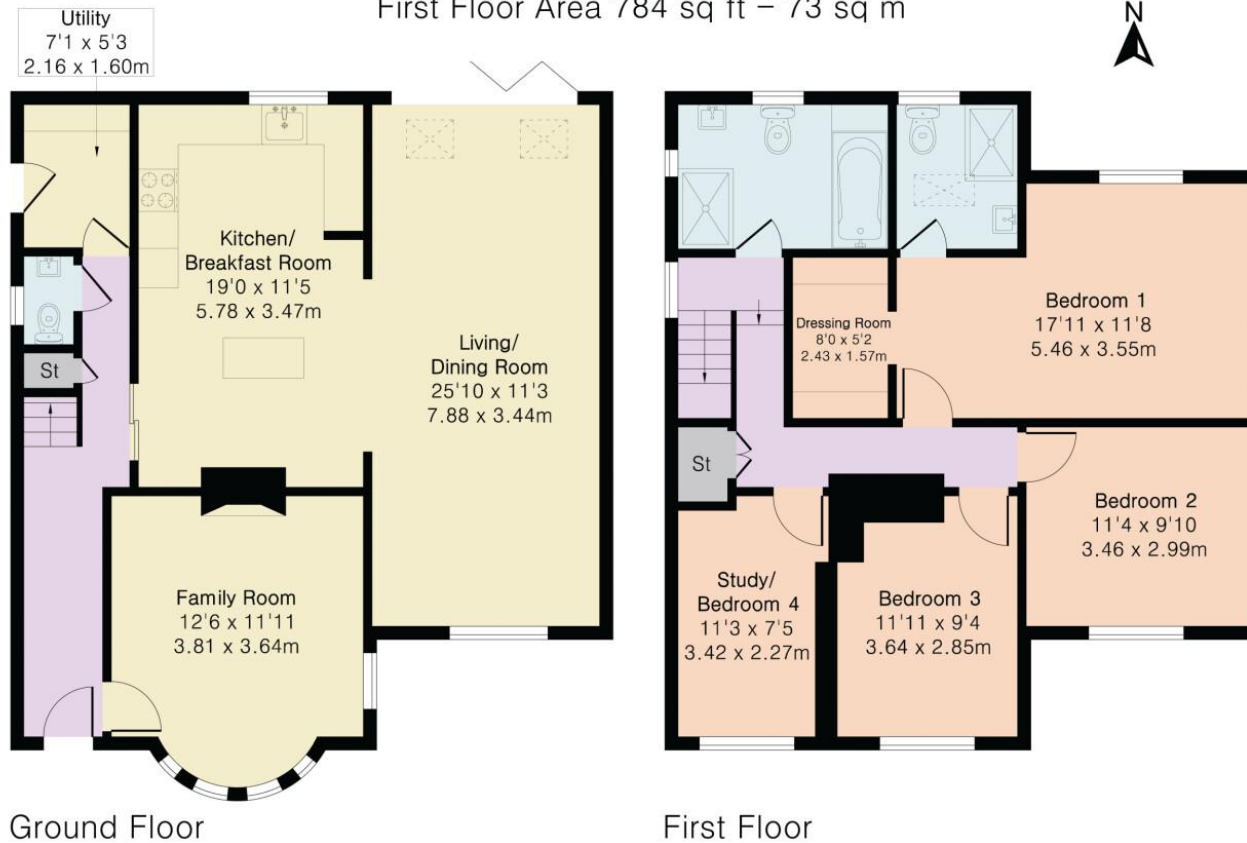




**Approximate Gross Internal Area 1628 sq ft - 151 sq m**

Ground Floor Area 844 sq ft – 78 sq m

First Floor Area 784 sq ft – 73 sq m



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.



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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