



20 Fair Leas, Saffron Walden
CB10 2DR



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

20 Fair Leas

Fair Leas | Saffron Walden | CB10 2DR

Offers Over £775,000

- A light-filled hall with oak flooring, a bay-fronted study, a formal dining room, and a cloakroom
- Broad paved sun terrace, a central lawn surrounded by mature trees and shrubs
- Full-depth living room with a wood-burning stove and French doors
- Integral double garage, and a generous tarmac driveway providing ample off-street parking
- Four double bedrooms with built-in storage, master suite with an en-suite bathroom
- Close proximity to Saffron Walden town Centre

The Property

This impressive executive home offers versatile four double bedroom family accommodation—including a principle en-suite and dedicated study, complemented by a classic oak kitchen with a breakfast room, a full-depth living room with a log burner, an integral double garage, and a private, beautifully landscaped rear garden with a broad sun terrace.

The Setting

Situated within a highly desirable residential setting approximately half a mile from Saffron Walden's historic town center, 20 Fair Leas offers exceptional convenience for an array of local amenities, including boutique shops, charming coffee houses, restaurants, a Waitrose supermarket, and the renowned twice-weekly market, while enjoying excellent leisure facilities such as an 18-hole golf course, cinema, and concert hall, all alongside superb commuter connections via Audley End main line station (under 3 miles away with direct services to London Liverpool Street in 55 minutes), Junction 8 of the M11, Stansted Airport (19 miles), and the historic university city of Cambridge just 15 miles to the north.

The Accommodation

The ground floor accommodation opens via an exceptionally welcoming, light-filled entrance hall featuring elegant light oak flooring and an attractive wooden staircase rising to the first floor. From here, doors lead to a highly versatile, bay-fronted study fitted with tailored built-in cabinetry and shelving—ideal for a dedicated home office—along with a convenient ground-floor cloakroom and a formal dining room designed for entertaining guests. Positioned off the hallway





is an impressive dual-aspect living room that spans the full depth of the property, centered around a charming brick hearth housing a wood-burning stove with an ornate wooden mantelpiece, while double-glazed French doors at the rear open directly onto the private garden terrace.

At the heart of the home, the classic oak kitchen comes well-equipped with integrated double ovens, a gas hob with extractor overhead, and clean white subway tile backsplashes. An open archway flows seamlessly into a cozy breakfast room featuring space for custom bench seating, perfect for casual family dining, while a separate utility room provides dedicated laundry space, external side door access, and direct internal entry into the substantial integral double garage.

Ascending to the first floor, the accommodation centers around a wonderfully spacious galleried landing framed by a traditional dark wood balustrade and illuminated by a large multi-pane window overlooking the front aspect. The principal bedroom suite acts as a sanctuary, boasting an extensive bank of built-in fitted wardrobes and access to a stylish en-suite bathroom complete with fully tiled sleek travertine-style porcelain with accent mosaic borders, comprising a large walk-in glass shower enclosure with a rainfall showerhead, a wide white vanity unit with built-in



storage, wash hand basin, W.C., and a heated towel rail. Three further double bedrooms, each featuring integrated wardrobe storage, large windows, and neutral carpeted décor offer ample space for family members or guests. Serving these rooms is a luxurious family bathroom, complete with a paneled bath with overhead shower and cubical magnetic glass shower screen, plus a modern white vanity unit with integrated double basins, all beautifully finished in warm marble-effect wall and floor tiling.

Outside

Approached via a generous tarmac driveway providing off-street parking and access to the double garage, the property features a striking brick and dark weatherboard facade flanked by low-maintenance lawns and mature hedging. Secure side access leads through to a wonderfully private rear garden, where a broad paved sandstone sun terrace adjoins the house, creating an ideal setting for outdoor dining and entertaining. Beyond the terrace lies a central lawn bordered by well-stocked flowerbeds, established shrubs, and mature trees, including a graceful silver birch along with a secondary sandstone paved seating area at the far end, a useful timber garden shed, and a charming gravel stepping-stone path tucked alongside the lush boundary planting.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction – Brick and Tile

Local Authority – Uttlesford District Council

Council Tax– F

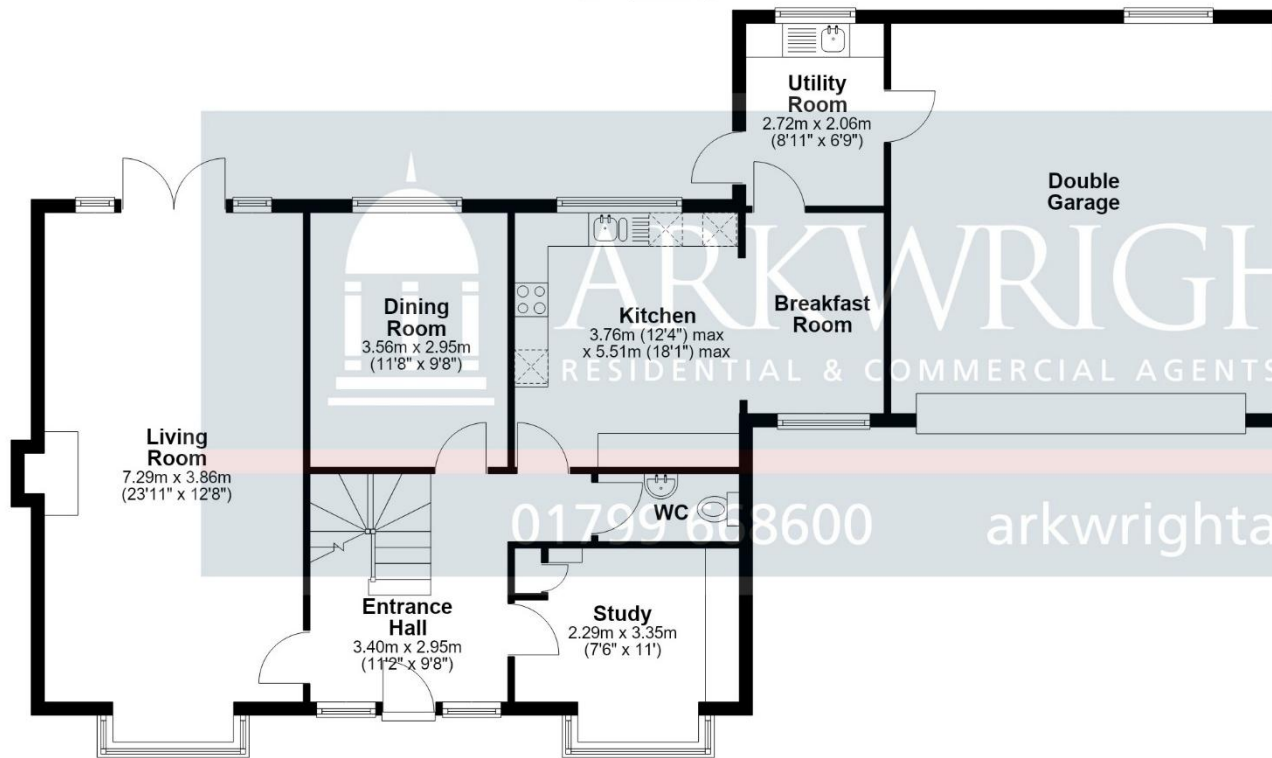






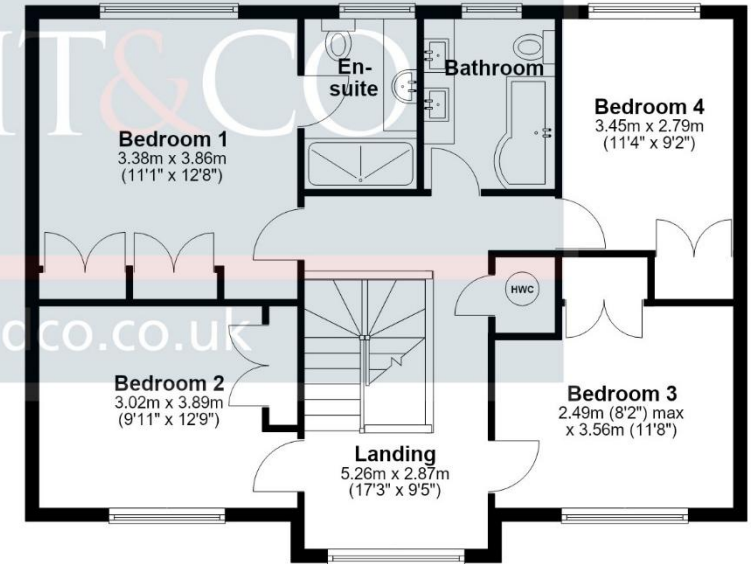
Ground Floor

Approx. 88.2 sq. metres (949.3 sq. feet)
(excluding Double Garage)



First Floor

Approx. 75.6 sq. metres (813.5 sq. feet)



Total area: approx. 163.8 sq. metres (1762.8 sq. feet)

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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