



5 Grange road, Saffron Walden,
CB10 1SZ



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RESIDENTIAL & COMMERCIAL AGENTS

5 Grange road,

Ickleton | Saffron Walden | CB10 1SZ

- Bright entrance porch leading into a stylish dining room and a fluid, light-filled sitting room
- A turning staircase rising to three well-proportioned bedrooms
- Modern Kitchen & Bathroom: Includes a sleek galley kitchen
- Exceptionally long outdoor space opens seamlessly onto an expansive lawn.

The Property

This beautifully presented property features a fluid ground floor layout with an entrance porch, light-filled dining and sitting rooms, a modern galley kitchen, and a contemporary bathroom, while the first floor offers three versatile bedrooms with countryside views, all complemented by an exceptionally long rear garden with a paved patio and expansive lawn.

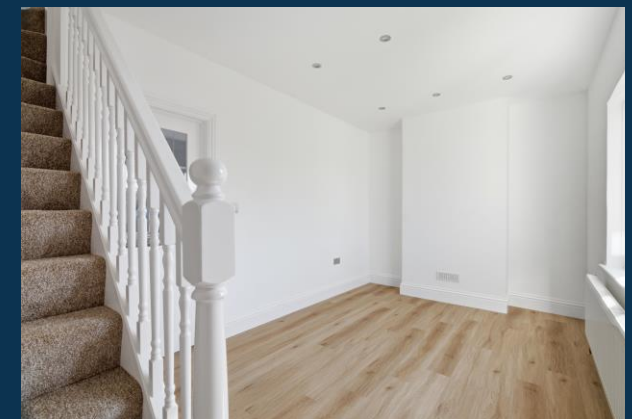
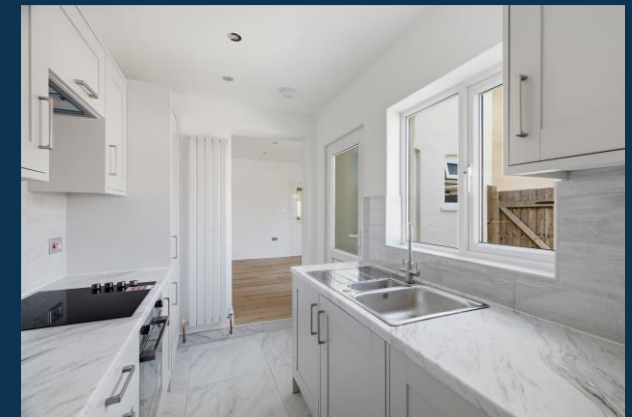
The Setting

Nestled in the picturesque, historic village of Ickleton, 5 Grange Road offers an idyllic rural lifestyle without sacrificing modern convenience. The property benefits from highly accessible local amenities right on its doorstep, including a handy village shop, a post office, and a popular local public house, alongside the magnificent 12th-century St Mary Magdalene church. For a wider array of independent shops, restaurants, and supermarkets, the medieval market town of Saffron Walden is just a 5-mile drive. Commuters are exceptionally well-connected, Great Chesterford railway station is located under a mile away, providing a direct train line to Cambridge and London. Additionally, motorist access is effortless with the M11 motorway just a few minutes' drive away, connecting you to the historic university city of Cambridge (11 miles north) and London Stansted Airport (17 miles south) with ease.

The Accommodation

The property opens into a welcoming entrance porch featuring a decorative stained-glass front door. This leads directly into a beautifully presented dining room, which boasts crisp white decor, modern recessed spotlights, and contemporary wood-effect flooring that flows seamlessly throughout the principal living spaces.

A turning staircase rises gracefully from here to the first floor, while an open doorway guides you into the generous sitting room. This versatile reception space provides an ideal environment for relaxation and entertaining, illuminated by natural light and featuring a clean, minimalist aesthetic alongside a practical under-stairs storage cupboard.





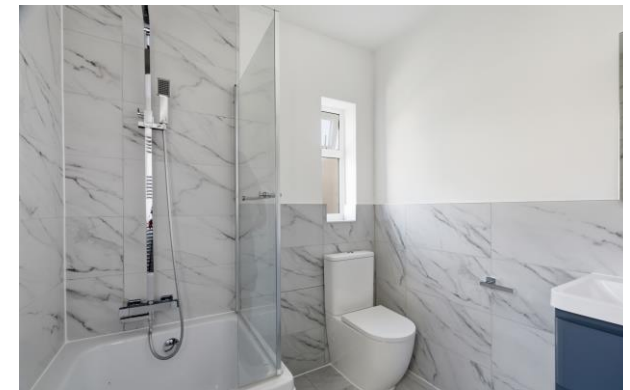
An open archway from the sitting room connects effortlessly to a sleek, galley kitchen. This stylish culinary space is fitted with an elegant range of white cabinetry, complemented by striking marble-effect work surfaces, a matching tiled splashback, and marble-veined flooring. Equipped with integrated appliances, the kitchen is both beautiful and highly functional. A glazed side door offers direct access to the exterior, while a further door at the rear opens to a contemporary family bathroom, concluding a thoughtfully designed ground floor arrangement.

The turning staircase ascends to the first-floor landing, which grants access to three well-proportioned bedrooms. The principal bedroom is a generous, light-filled double room featuring clean white walls and soft, neutral carpeting that extends throughout the upper floor. This bedroom enjoys an elevated aspect through its wide window, framing picturesque, far-reaching views of the countryside opposite.

The remaining accommodation is equally bright and versatile, comprising two further bedrooms that offer excellent flexibility as family bedrooms or a dedicated home office.

Outside

The property presents an attractive front elevation. A convenient side pathway extends along the flank of the house, providing direct and practical access to the rear grounds where there is an exceptionally generous and surprisingly



long garden. A stylish paved patio sits immediately adjacent to the ground-floor rear extension, offering an ideal setting for outdoor dining, this patio opens seamlessly onto an expansive lawn that stretches away from the house.

Services

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

Tenure – Freehold

Property Type – Semi Detached

Property Construction – Standard Construction

Local Authority – South Cambridgeshire Council

Council Tax – C



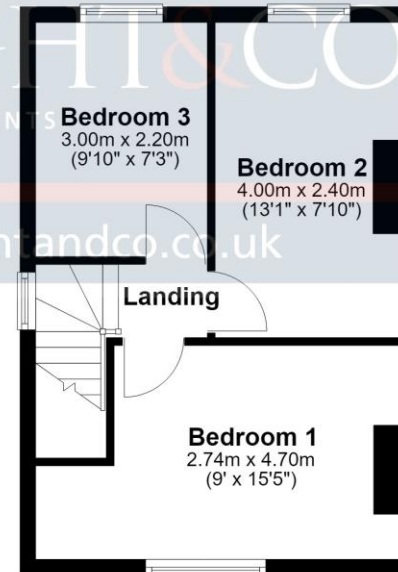
Ground Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



First Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



Total area: approx. 76.6 sq. metres (824.6 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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