



Priory Lodge, Ashdon Road
CB10 2AA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Priory Lodge

Ashdon Road | Essex | CB10 2AA

Guide Price £850,000

- Situated in one of Saffron Walden's most desirable addresses, overlooking the historic Common and just a 5-minute walk to the market square
- Contemporary breakfast room extension, boasting wrap-around floor-to-ceiling glazing
- Dual-aspect sitting room with a central fireplace, formal dining room and separate family room
- Four well-proportioned bedrooms, including a significant principal suite with a modern en-suite shower room
- Beautifully maintained, private walled garden and off-street parking
- Offered with no upward chain

The Property

Ideally situated overlooking The Common and just a 10-minute walk from the town center, Priory Lodge offers a spacious ground floor and four well-proportioned bedrooms, including a generous principal suite, totaling nearly 1,800 sq. feet of living space in a premier Saffron Walden location. This desirable home perfectly balances its quiet, historic outlook with convenient rail and road links to London and Cambridge.

The Setting

Perfectly balancing residential quietude with a premier town-center location, Ashdon Road begins directly opposite the north-eastern edge of The Common, providing many residents with elevated, panoramic views across the town's iconic open green space and historic turf labyrinth. This sought-after position places the vibrant Market Square and a Waitrose supermarket within a comfortable 10-minute walk, while essential leisure facilities like the Lord Butler Leisure Centre and top-tier schooling at Saffron Walden County High are also nearby. The area's cultural appeal is further enhanced by its proximity to Saffron Hall, an award-winning, world-class concert hall located on the County High grounds, which hosts a prestigious program of international orchestras and artists. For travel and commuting, the road offers easy access to the M11 (J9) approximately 5 miles away, with Audley End Station situated just 2.5 miles to the west, providing direct rail links to London Liverpool Street in 55 minutes and Cambridge in 20 minutes. Its unique outlook over the Common, combined with seamless proximity to the town's independent shops, cafes, and elite performing arts, makes it one of Saffron Walden's most desirable addresses.

The Accommodation

The property is accessed via a sheltered recessed porch that opens into a spacious and inviting entrance hall, where a staircase rises to the first floor and a well-positioned cloakroom/WC provides essential convenience. To the left, the expansive sitting





room spans the full depth of the house, bathed in natural light from its dual-aspect configuration and featuring an elegant fireplace and sliding patio doors that lead directly to the rear terrace. Centrally located, the formal dining room offers a sophisticated space for entertaining with charming views over the Common, while the adjacent family room provides a unique third reception space characterized by its airy, semi-vaulted ceiling, twin Velux windows, and triple-aspect views that maximize the leafy surroundings.

The kitchen is a chef's delight, expertly fitted with an extensive range of cabinetry and high-end integrated appliances, including an oven and sleek hob. This workspace opens into a stunning architectural breakfast room addition, where floor-to-ceiling anthracite-framed windows and a central roof lantern create a breathtaking "indoor-outdoor" feel, offering a tranquil spot for morning coffee overlooking the meticulously maintained walled garden.

A bright and airy landing provides access to the upper floor's accommodation, which comprises four impressively proportioned bedrooms and a well-appointed family bathroom. The principal bedroom is a standout feature, offering



a substantial footprint that easily accommodates large-scale furniture and benefits from a private, spacious en suite shower room finished with modern fixtures.

Of the four bedrooms, three are strategically positioned at the front of the residence, serving as elevated vantage points to enjoy the sweeping, uninterrupted views of the Common. These guest and family bedrooms are served by the central bathroom, which features a classic layout designed for both comfort and functionality.

The thoughtful distribution of space ensures that every room feels substantial, while the large windows throughout maintain the home's signature bright and open atmosphere.

Outside

The property is wonderfully set back from the road, approached via a substantial block-paved driveway that provides ample off-street parking for several vehicles. The frontage is softened by a charming timber pergola and thoughtfully curated flower borders, brimming with a diverse array of established plants and shrubs.

To the rear, the walled garden offers a private and tranquil sanctuary. It features a sophisticated blend of soft and hard landscaping, with expansive paved terraces ideally suited for alfresco dining and outdoor entertaining. These seating areas are beautifully framed by raised beds and borders, meticulously stocked with a vibrant variety of flora that ensures year-round interest and a high degree of privacy.

Services

Mains electric, water and drainage are connected. Gas fired central heating. Solar panels installed in 2019. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick built with tiled roof

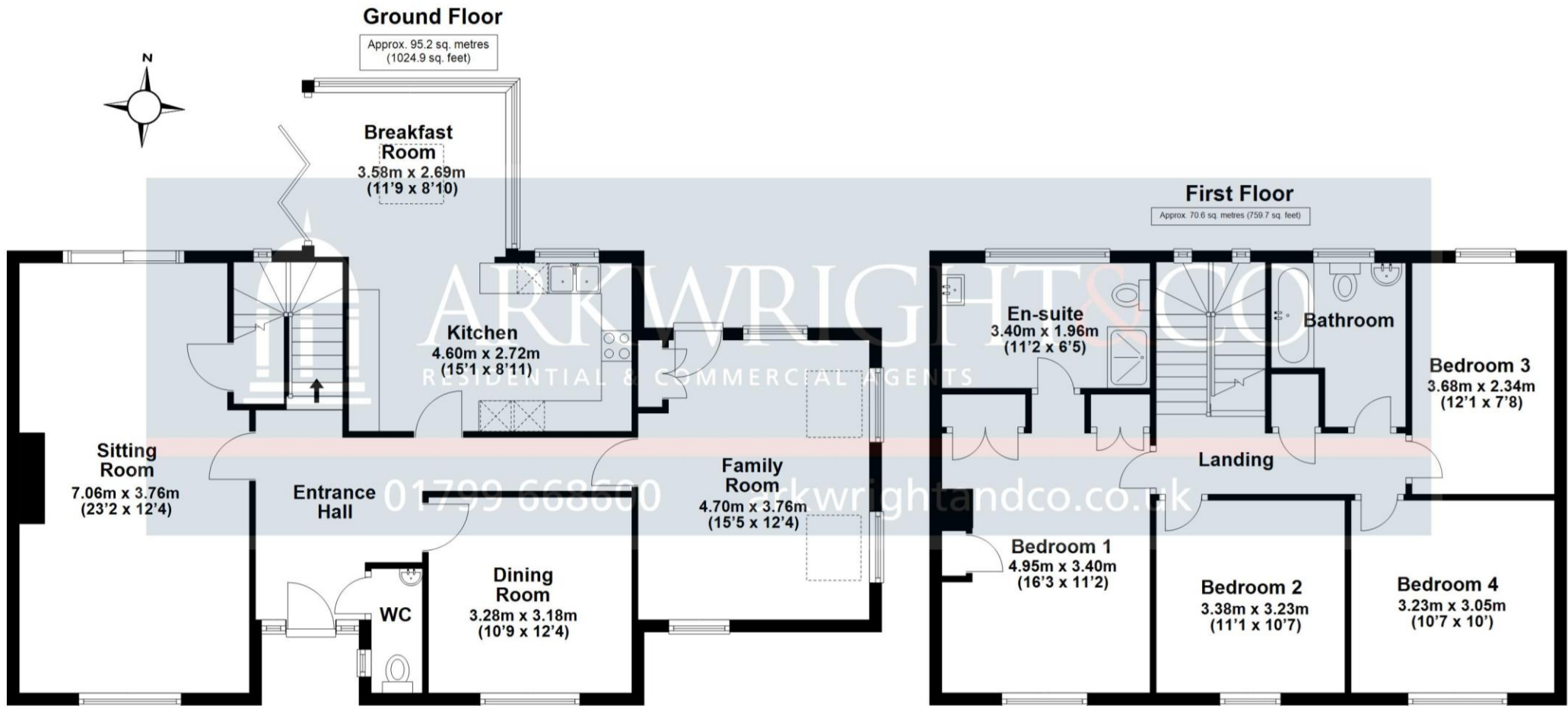
Local Authority – Uttlesford District Council

Council Tax– F









Total area: approx. 165.8 sq. metres (1784.7 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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