



Westfield Lodge, Westfields
CB11 3DZ



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Westfield Lodge

Westfields | Saffron Walden | CB11 3DZ

Guide Price £1,400,000

- Substantial six-bedroom detached family home in a sought-after town location.
- Flexible accommodation with multiple reception rooms and a ground-floor en-suite bedroom.
- Superb open-plan kitchen/dining room ideal for modern family living and entertaining.
- Impressive principal suite with walk-in wardrobe and luxury en-suite bathroom.
- Private landscaped gardens with terrace, summerhouse and mature planting.
- Ample driveway parking and detached double garage, within walking distance of the town centre and schools.

The Property

An extremely well appointed and highly individual 6 bedroom detached family home, occupying a generous plot with ample off road parking and a detached garage. The property provides a wonderful modern, versatile living space ideal for modern day family living. and is ideally located in tucked away position set of the highly desirable West Road and just a short distance from Saffron Walden Town centre and local schooling.

The Setting

Nestled within the highly desirable residential enclave of Westfields, Westfield Lodge enjoys a prime location just a short, level walk from the historic heart of Saffron Walden. This peaceful yet remarkably convenient positioning grants immediate access to the town's vibrant amenities, including its bustling medieval market square, a varied selection of independent boutiques, cafes, and eateries, as well as essential local services like the Lord Butler Leisure Centre and a choice of highly regarded local schools. For commuters and long-distance travelers, the property is exceptionally well-connected: the nearest major transport link, Audley End railway station, is located just 2 miles away, offering direct and frequent train services into both London Liverpool Street and Cambridge. Additionally, easy access to the M11 motorway places Cambridge approximately 15 miles north, while London Stansted Airport is conveniently situated just 14 miles to the south, making this an ideal base for both regional commuting and international travel.

The Accommodation

The ground floor opens into a bright and spacious hallway featuring striking wood flooring, substantial custom built-in cabinetry, and an elegant spiral staircase serving as a captivating architectural centrepiece. Spanning the depth of the home, a magnificent, triple-aspect reception room seamlessly combines a formal dining area with a sprawling sitting room.





This elegant, light-filled space is defined by classical proportions, refined ceiling coving, decorative roses, and classic bay windows. Directly across the hall lies a cozy, versatile snug, featuring a handsome traditional fireplace with an inset log-burning stove, perfect as an intimate secondary living space.

Designed for comfortable family living and effortless entertaining, the rear of the property opens into an expansive, triple-aspect kitchen and dining room complete with dual bay windows and direct garden access. Conveniently adjacent is a crisp white, fully plumbed, substantial utility room fitted with classic shaker-style cabinetry, metro tiling, and a bright bay window, supported by a nearby guest WC. Completing the ground floor accommodation is a generously proportioned family room with built-in shelving and a period cast-iron fireplace, which links seamlessly to a flexible ground-floor double bedroom complete with its own dedicated en-suite bathroom, offering a highly versatile layout ideal for guests or multi-generational living.

The spiral staircase ascends to a bright, central first-floor landing that provides access to four beautifully appointed, independent bedrooms and a generous family bathroom. The principal suite is a particular highlight, offering a grand



bedroom of impressive proportions (17'11" x 18'3") with dual aspect views, a spacious walk-in wardrobe, and a luxurious en-suite bathroom complete with a free-standing bath and separate corner shower enclosure. Bedrooms three and four are both excellent-sized double rooms, with bedroom three enjoying an expansive, deep layout and bedroom four offering a delightful outlook over the rear gardens.

The remaining accommodation on this floor includes bedroom five, which is highly versatile and could easily serve as a home office, and a well-proportioned family bathroom featuring classic tiling and a modern suite. Maximizing the structural design of the property, extensive eaves storage areas are cleverly accessible from multiple points across the floor, ensuring practical storage is hidden away. A central hot water cylinder cupboard is also conveniently located just off the landing.

Outside

The property is approached via a generous gravel driveway providing extensive off-street parking for multiple vehicles, flanked by mature hedging and neatly maintained lawns that frame the attractive facade. This leads down to a substantial detached double garage (18'6" x 19') with a side access door, offering excellent vehicle storage or workshop potential. Security and privacy are assured by high timber fencing and established perimeter foliage that neatly screens the frontage from view.

Moving around to the rear, the house opens out onto a truly exceptional, beautifully landscaped garden that offers a peaceful, sunny sanctuary. A wide paving-slab terrace spans the back of the property, creating an ideal setting for outdoor dining and entertaining, seamlessly accessed via the kitchen's double doors. Beyond the terrace, a sprawling lawn extends outwards, interspersed with a wonderful variety of specimen trees, neatly edged flowerbeds, and a charming timber summerhouse. The garden's mature boundaries ensure a high degree of privacy, creating an idyllic setting that perfectly complements this substantial family home.

Services

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

Tenure – Freehold

Property Type – Detached

Property Construction –

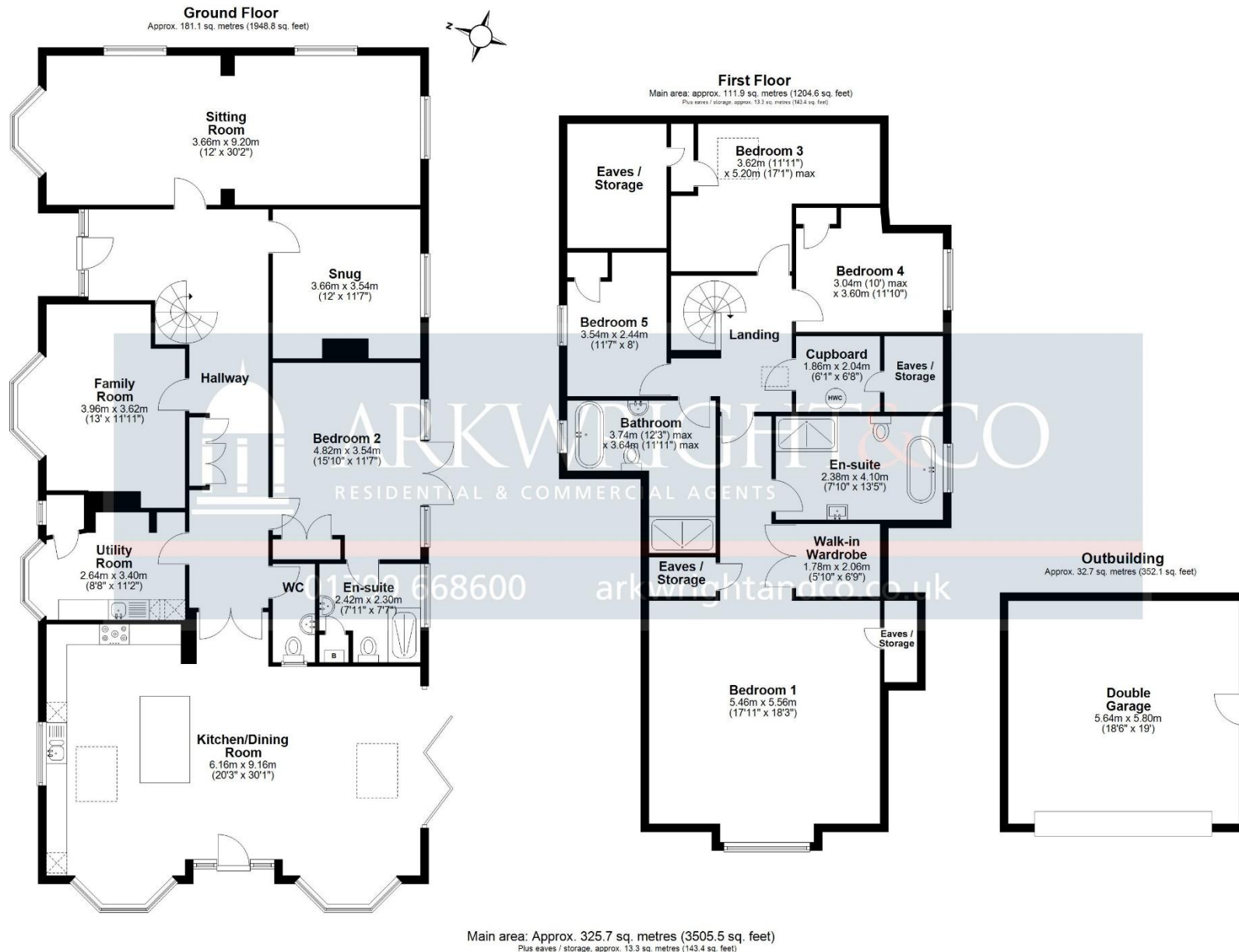
Local Authority – Uttlesford District Council

Council Tax– G









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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