



8 Castle Street, Saffron Walden
CB10 1BP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

8 Castle Street

Saffron Walden | Essex | CB10 1BP

Guide Price £1,250,000

- A thoughtfully arranged four-bedroom detached home offering excellent proportions and natural flow throughout
- Multiple reception rooms providing flexibility for formal entertaining, family living and home working
- A well-designed, sociable kitchen forming the heart of the home, ideal for both everyday living and hosting
- Beautifully arranged terraced gardens with raised planting, seating areas and a private, sun-filled aspect
- Positioned on one of Saffron Walden's most iconic and historic streets, just moments from the Market Square and town amenities
- Within easy reach of Audley End Station with direct links to London Liverpool Street and Cambridge

The Property

A beautifully positioned and highly individual three/four bedroom detached residence, occupying a prominent position within one of Saffron Walden's most iconic and historically rich streets. Combining elegant proportions with a wonderfully balanced layout, the property offers refined accommodation suited to both modern family living and entertaining, all set within the heart of the town's conservation area.

The Setting

Located in the heart of Saffron Walden's conservation area, Castle Street is one of the town's most iconic and photographed residential lanes, renowned for its beautifully preserved 16th-century timber-framed cottages and decorative parquetry. Residents enjoy immediate access to premier local amenities, including the Fry Art Gallery and the grade II* listed Bridge End Garden, both of which have entrances directly on the street, while the historic Market Square—home to a twice-weekly award-winning market—and the Saffron Walden Museum are within a 5-minute stroll. For commuters and explorers, travel links are exceptionally convenient: the town is situated approximately 15 miles south of Cambridge and 43 miles north of London, with easy access to the M11 (J8 & J9). Audley End Station is just 2 miles away (a roughly 5-minute drive or short bus ride), providing direct rail services to London Liverpool Street in approximately 55–60 minutes and to Cambridge in under 20 minutes, perfectly balancing a tranquil, medieval setting with modern connectivity.

The Accommodation

The house is arranged with a pleasing sense of symmetry and flow, offering accommodation that is both practical in its layout and elegant in its presentation. The proportions throughout are generous, with each room enjoying a strong connection to the gardens or surrounding setting, lending the interior a natural sense of light and calm.





The ground floor is particularly well suited to modern family life, with a series of reception spaces that allow for both formal entertaining and more relaxed day-to-day living. The principal sitting room is a room of real character and comfort, forming an inviting focal point within the home, while additional reception areas provide valuable flexibility — whether arranged as a formal dining room, family room, study/playroom. or additional bedroom accommodation. Together, these spaces create a home that adapts effortlessly to both quieter routines and larger social occasions.

The kitchen is positioned at the heart of the house and serves as a natural hub for everyday life. Well designed, finished to the highest of specification and inherently sociable, it offers ample preparation and storage space alongside room for informal dining, making it equally suited to busy mornings, family suppers or relaxed entertaining. From here, the house flows seamlessly into the surrounding reception rooms, reinforcing the sense of connection and ease that defines the overall layout.

Upstairs, the bedroom accommodation is arranged around a central landing, providing a strong sense of balance and privacy.



The principal bedroom enjoys an attractive outlook and generous proportions, offering a calm and well-appointed retreat.

The remaining bedrooms are all well-sized and thoughtfully arranged, offering flexibility for family living, guests or those seeking dedicated work-from-home space.

The bathroom provision is well considered and practical, complementing the layout with ease. Overall, the accommodation has been designed to support the rhythms of modern living, while retaining the sense of proportion, comfort and understated quality that defines a home of this calibre.

Outside

The garden has been thoughtfully landscaped to create a beautifully arranged terrace— offering a refined yet highly usable outdoor space that feels both private and characterful, the perfect setting for outdoor dining and entertaining, framed by raised brick planters and softened by carefully clipped topiary and structured planting.

A particularly charming feature is the established pleached greenery along the rear boundary, which adds both structure and seasonal interest, while festoon lighting strung above enhances the setting in the evening — lending the space a warm, sociable ambience ideal for summer gatherings.

The garden has been designed with both form and function in mind; low-maintenance yet visually striking, with well-defined zones that allow for relaxation, entertaining and quiet enjoyment in equal measure. The presence of a useful outbuilding/store further complements the practicality of the space.

Beyond, glimpses of the historic church tower provide a quintessential Saffron Walden backdrop — a constant reminder of the home's exceptional position within the heart of this picturesque and historic town.

Services

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

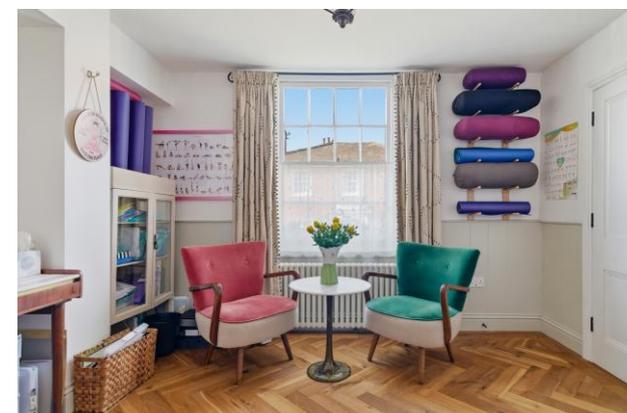
Tenure – Freehold

Property Type – Detached

Property Construction – Grey/yellow gault brick, slate roof

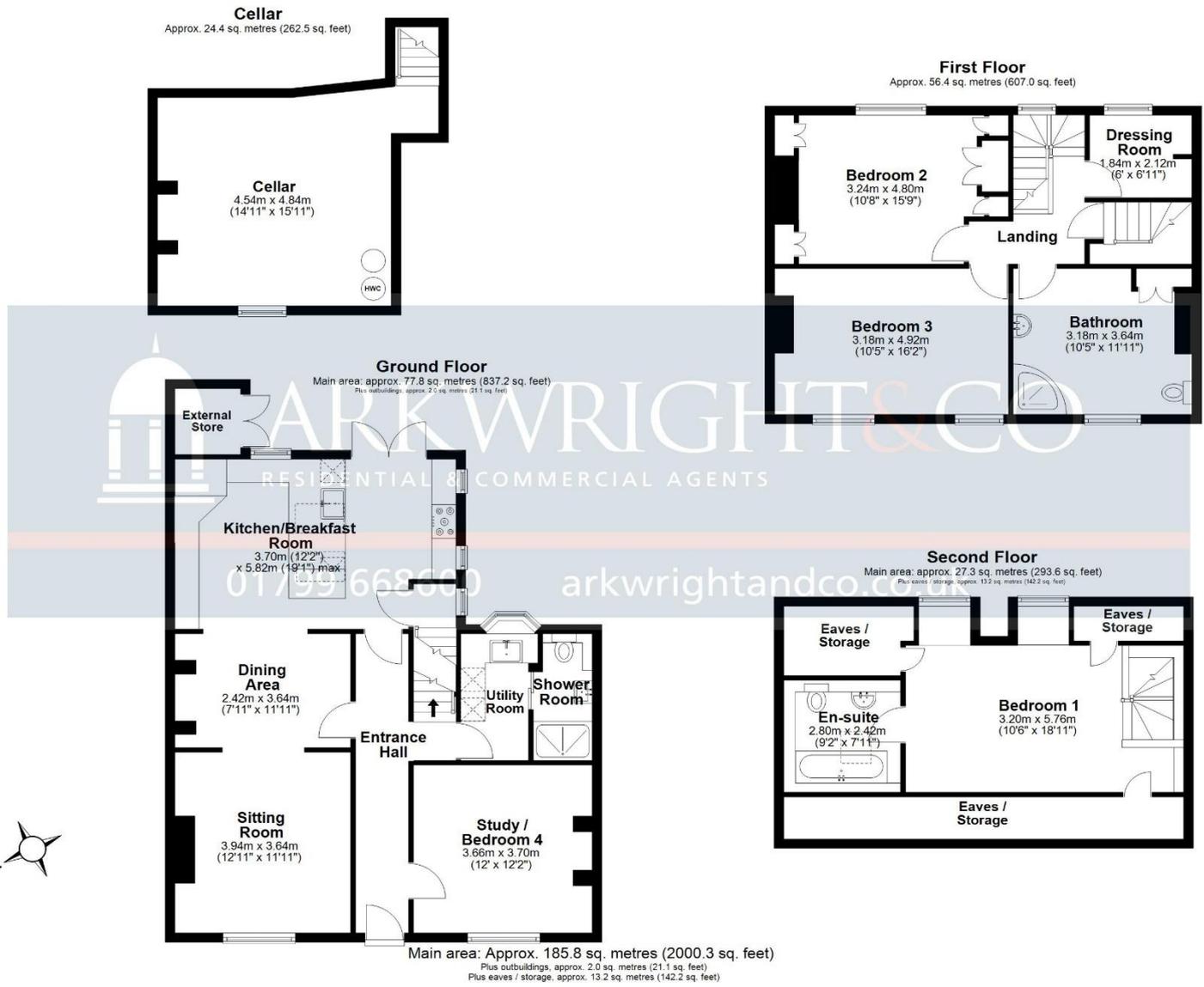
Local Authority – Uttlesford District Council

Council Tax– E









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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