



30 Borough Lane, Saffron Walden
CB11 4AG



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

30 Borough Lane

Saffron Walden | Essex | CB11 4AG

Guide Price £975,000

- Individual five-bedroom, three-bathroom semi-detached family home on a prestigious address
- A spectacular kitchen/dining/family room serves as the heart of the home, complete with a central island and garden access
- Multiple reception rooms offering flexible living and home-working space
- Mature, south facing rear garden with paved terrace and built in pizza oven
- A large block-paved driveway to the front of the property provides significant off-street parking for multiple vehicles
- Walking distance to town centre, highly regarded schools and The Common in Saffron Walden

The Property

Occupying a prime position on the prestigious Borough Lane, this impressive five-bedroom semi-detached residence offers over 2,000 sq. ft. of beautifully presented living space, featuring a striking open-plan kitchen/dining room and three versatile reception rooms. The property is complemented by a generous, south-facing rear garden, a private driveway providing ample off-street parking just a short walk from highly regarded local schooling and town centre.

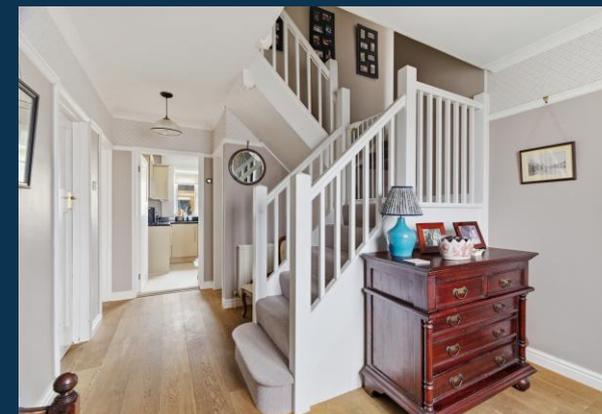
The Setting

Borough Lane is widely considered one of Saffron Walden's most desirable addresses, offering an exceptional balance of central convenience and quiet residential charm. The road is ideally situated within a short, safe walk of the highly-regarded R A Butler Academy and Saffron Walden County High School, making the morning school run effortless. For weekend recreation, families are just moments from the expansive greenery of The Common and the historic Bridge End Gardens, while the Lord Butler Fitness and Leisure Centre and the Saffron Walden Cricket Club provide superb local sports facilities. The town's medieval centre—with its independent boutiques, family-friendly eateries, and the Waitrose supermarket—is less than a 10-minute stroll away. Commuting parents will appreciate being just 2 miles from Audley End Station, offering direct, high-speed rail links to London Liverpool Street (55 minutes) and Cambridge (20 minutes), while the M11 is easily accessible within a 15-minute drive.

The Accommodation

The accommodation at 30 Borough Lane has been thoughtfully arranged to suit the rhythm of modern family life, offering both defined reception rooms and natural flow between living areas.

The ground floor accommodation has been thoughtfully designed to balance elegant formal reception spaces with a spectacular open-plan heart of the home. The expansive kitchen/dining/family room serves as the primary social hub, featuring a high-





specification kitchen with a large central island, integrated wine storage, and sleek dark worktops that contrast beautifully with the neutral cabinetry. This bright, multi-functional space flows effortlessly into a dining and informal seating area, where large windows and glazed doors provide a constant connection to the south-facing rear garden.

Complementing this modern living space are two distinct reception rooms: a formal sitting room to the front, characterized by a traditional cast-iron fireplace and a wide bay window, and a separate family room at the rear which offers a quiet retreat with direct French door access to the terrace. The layout is completed by a practical utility area tucked away from the main kitchen, a guest cloakroom, and a welcoming entrance hall with a dedicated storage cupboard for coats and boots.

The first floor of this expansive family home provides generous and flexible sleeping quarters, centered around a bright and airy landing. There are five well-proportioned bedrooms, two with a private en-suite shower rooms. The versatile fifth bedroom—currently utilised as a home office—ensure ample space for family and guests alike and there is a stylishly appointed family bathroom, which features a contemporary white suite and is complemented by vibrant blue



tiles, which serves the remaining bedrooms. Many of the rooms retain a sense of character with picture rails and traditional proportions, while large windows throughout ensure each space is flooded with natural light.

Overall, the home provides a rare combination of scale, adaptability and long-term potential. Whether enjoyed in its current form or thoughtfully enhanced to suit contemporary tastes, the accommodation offers a superb foundation for family life on one of Saffron Walden's most sought-after roads.

Outside

Set back from the road behind a private, block-paved driveway that provides substantial off-street parking, this impressive residence is framed by mature hedging and a low-level brick wall.

To the rear, the property opens onto a beautifully landscaped, south-facing garden designed for both relaxation and entertaining, which can be accessed from the outside via a gated side passageway. A generous stone-paved terrace extends from the house, featuring a built-in clay oven and adjoining brick barbeque, ample space for a large dining suite, while a central pathway leads through a perfectly manicured lawn with ornamental pond to one side, toward a secondary seating area and a modern timber garden store.

The garden's privacy is enhanced by established borders filled with a variety of perennial plants and shrubs, all enclosed by a mixture of traditional and contemporary slatted fencing. Beyond the lawn, the outdoor space is exceptionally well-ordered, featuring a discreet bin storage area and tall, mature trees that provide a leafy backdrop and a high degree of seclusion. This expansive outdoor area seamlessly connects to the interior via multiple sets of glazed doors, making it a quintessential space for modern family life.

Services

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

Tenure – Freehold

Property Type – Semi Detached

Property Construction – Standard Construction

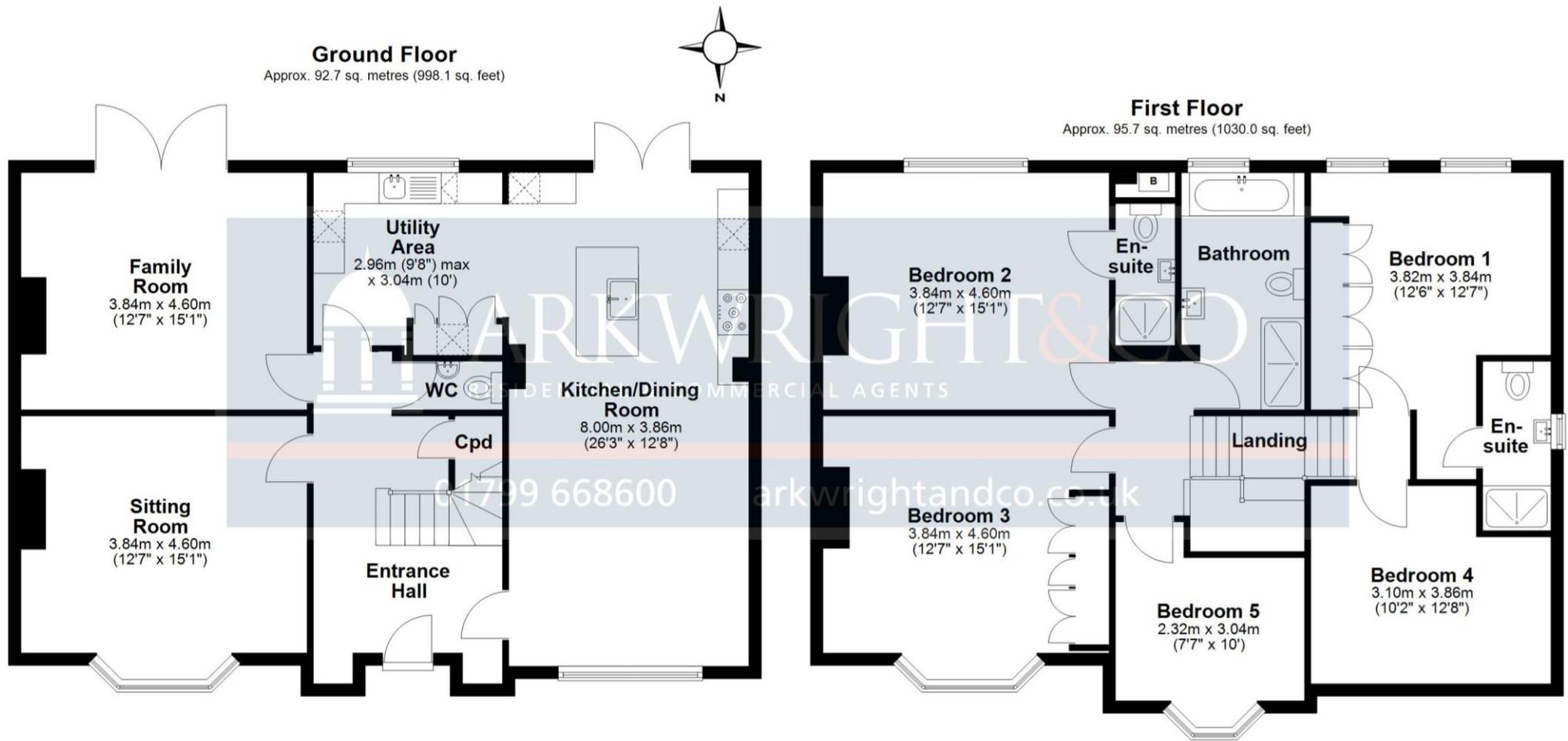
Local Authority – Uttlesford District Council

Council Tax – F









Total area: approx. 188.4 sq. metres (2028.2 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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info@arkwrightandco.co.uk
www.arkwrightandco.co.uk



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