

78 Thaxted Road, Saffron Walden
CB11 3AG

ARKWRIGHT&CO
RESIDENTIAL & COMMERCIAL AGENTS

78 Thaxted Road

Saffron Walden | Essex | CB11 3AG

Offers Over: £500,000

- Attractive three-bedroom Victorian semi-detached home
- Beautifully presented accommodation arranged over three floors
- Characterful sitting room with exposed brick fireplace and wood-burning stove
- Stylish fitted kitchen with adjoining dining area opening onto the garden
- Generous landscaped rear garden with paved terrace and detached outbuilding providing scope for a garden studio/office
- Off-road parking within easy reach of Saffron Walden town centre

The Property

A beautifully presented and thoughtfully extended three-bedroom Edwardian semi-detached home, combining period character with stylish contemporary living, a delightful landscaped garden and versatile accommodation arranged over three floors, conveniently positioned within Saffron Walden.

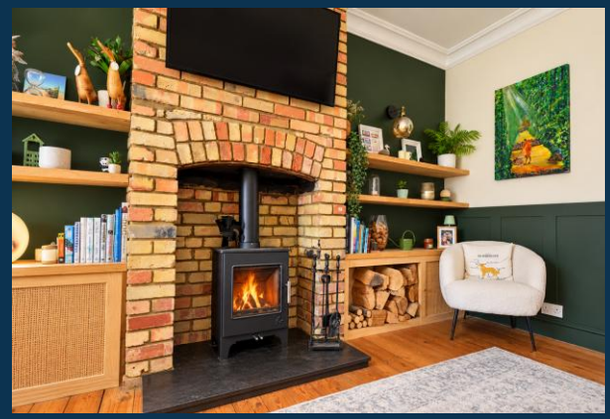
The Setting

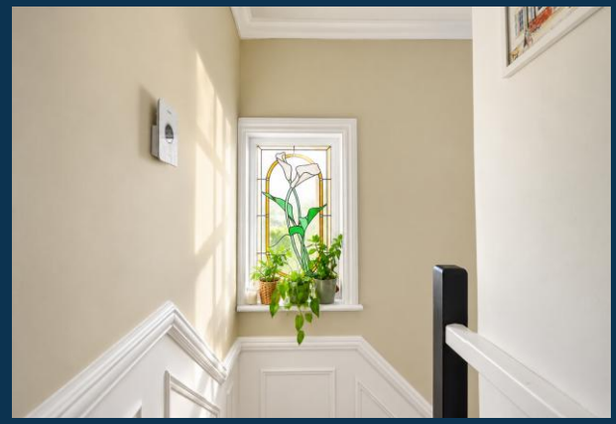
The historic market town of Saffron Walden is widely regarded as one of North Essex's most attractive and desirable places to live, celebrated for its rich architectural heritage, thriving community and picturesque setting amidst the rolling countryside of the Essex and Cambridgeshire borders. The town is characterised by its charming streets, handsome period buildings and bustling market square, where a traditional market is held twice weekly. Excellent independent boutiques, cafés, restaurants and traditional public houses sit alongside a comprehensive range of everyday amenities, including supermarkets, leisure facilities and highly regarded schools. For those who enjoy the outdoors, Saffron Walden offers an abundance of green spaces, including the beautifully maintained Bridge End Gardens, the historic Audley End House and Gardens and the popular Common. Despite its peaceful market town atmosphere, Saffron Walden enjoys excellent transport connections. Audley End railway station, approximately two miles from the town centre, provides regular services to London and Cambridge. The M11 motorway provides convenient access to Cambridge, London and Stansted Airport.

The Accommodation

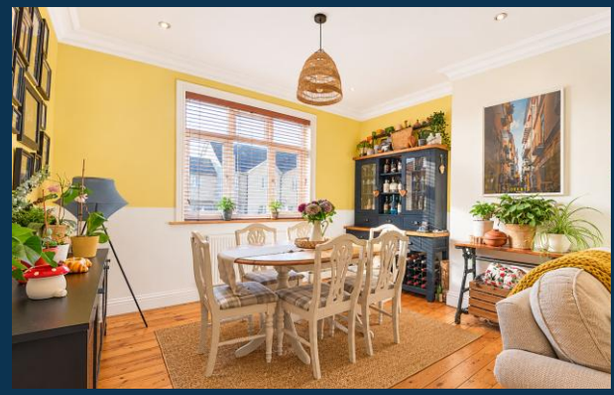
Occupying a convenient position along Thaxted Road, this attractive Victorian semi-detached home offers a wonderful balance of period charm and contemporary style. Thoughtfully extended and beautifully presented throughout, the property has been carefully adapted to create a warm and welcoming home, with an emphasis on comfortable everyday living, sociable spaces and a particularly appealing connection with the garden. Behind its traditional red-brick façade, the accommodation has a pleasing sense of character, with exposed timber floors, natural materials and carefully chosen finishes sitting comfortably alongside more contemporary additions. The result is a home that feels both individual and practical, with a layout that lends itself particularly well to modern family life.













A welcoming entrance hall provides an introduction to the house, with a staircase rising to the first floor and a useful ground-floor WC. The principal reception space is a generously proportioned sitting room, where the original character of the property has been complemented by a striking exposed brick fireplace housing a wood-burning stove. Rich colours, timber flooring and attractive detailing create an inviting atmosphere, while the room offers ample space for comfortable seating and a more formal dining area.

Towards the rear, the house opens into a wonderfully sociable arrangement of spaces, where the kitchen and adjoining dining area have been designed to make the most of natural light and the outlook towards the garden. The kitchen is fitted with an attractive range of sage-green cabinetry, complemented by timber work surfaces, integrated cooking appliances and practical storage. Roof glazing draws additional light into the room, while the adjoining utility area provides valuable space for laundry and the everyday necessities of family life. A particularly charming feature is the garden dining area, where timber detailing and built-in seating create an informal setting for family meals and entertaining. French doors open directly onto the terrace, allowing the space to extend naturally outdoors during the warmer months and providing an easy connection between the house and garden.

The first floor offers two generous bedrooms, each with its own individual character. The principal bedroom is particularly attractive, with exposed timber flooring, and a decorative fireplace adding a sense of charm.

The second bedroom is equally well proportioned and offers flexibility for family use or guests. A stylish family bathroom completes this floor, featuring a contemporary suite with a separate shower enclosure.

A further staircase rises to the second floor, where a third bedroom provides an excellent additional space. With useful storage within the eaves, this room could serve equally well as a bedroom, home office or retreat for an older child, adding another dimension to the flexibility of the accommodation.

Outside

The gardens are a particular highlight of the property and have been thoughtfully arranged to offer a combination of outdoor entertaining space, established planting and a generous area of lawn.

Immediately adjoining the rear of the house is an attractive paved terrace, providing plenty of room for outdoor dining, summer gatherings or simply enjoying the garden. Raised planted beds introduce colour and texture, while the terrace leads onto a well-maintained lawn, enclosed by fencing and mature greenery to create a pleasant sense of privacy.

Towards the far end of the garden stands a detached timber outbuilding, offering useful additional space with potential for a variety of purposes, whether as a home office, hobby room or garden retreat, subject to any necessary consents.

To the front, the property benefits from off-road parking, a particularly welcome feature in this established part of town.

Altogether, 78 Thaxted Road is a home of considerable charm, where traditional character and thoughtful modern improvements come together to create a stylish and highly liveable property, complemented by a delightful garden and a convenient position within Saffron Walden.

Services

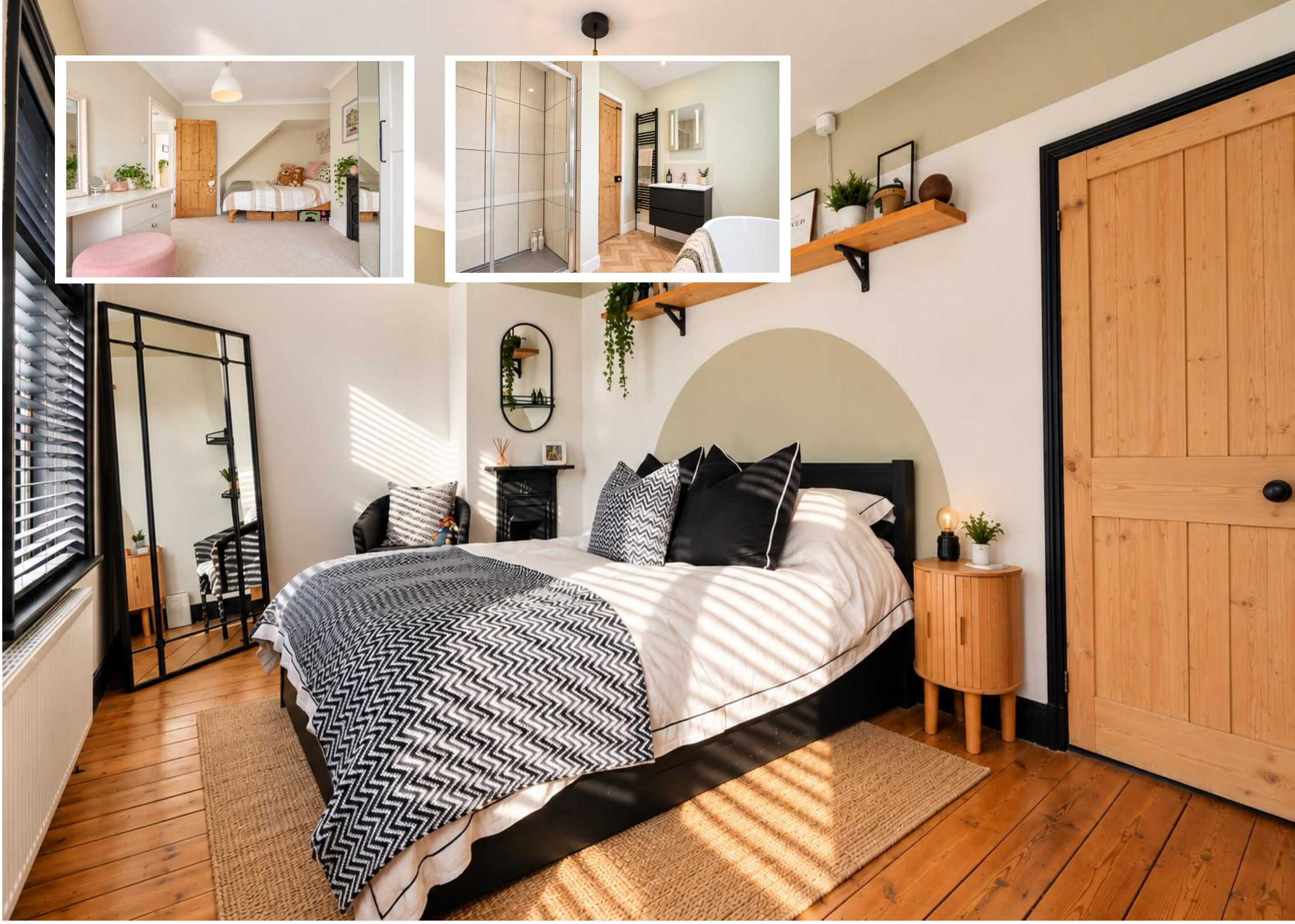
Mains electric, water and drainage are connected. Gas heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold
Property Type – Semi- Detached
Property Construction – Standard Brick Construction
Local Authority – Uttlesford District Council
Council Tax– D
EPC Rating - D







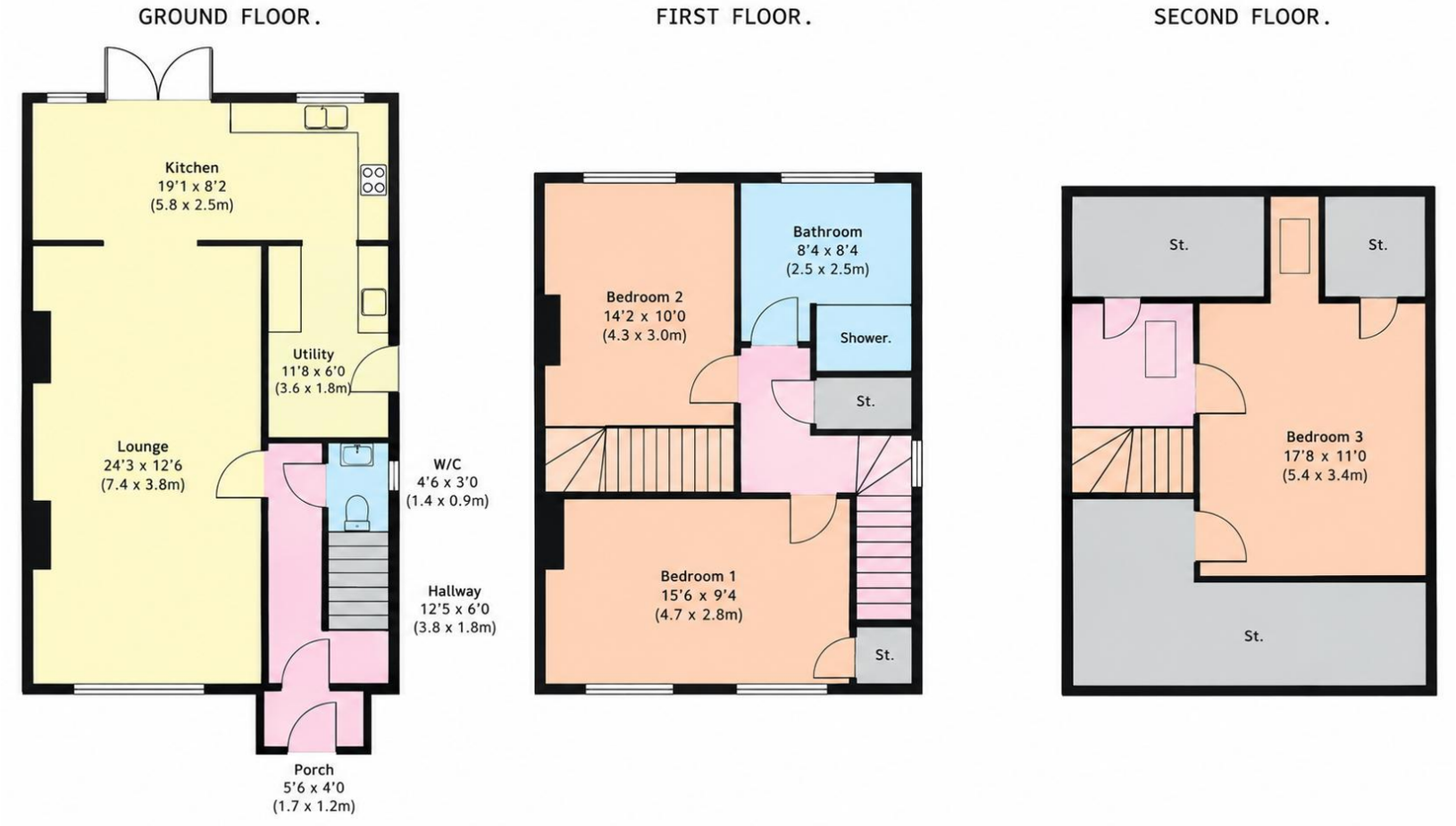












Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee 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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