



7 Whitehill Place, Saffron Walden  
CB10 2SD



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



# 7 Whitehill Place

Saffron Walden | Essex | CB10 2SD

## Guide Price £470,000

- A bright, dual-aspect sitting room with French doors and a high-specification shaker-style kitchen/breakfast room with integrated appliances
- Three beautifully decorated bedrooms, including a generous principal suite with a modern en suite shower room
- Separate utility room with side access, a guest cloakroom with clever built-in storage
- A landscaped rear garden featuring an Indian sandstone patio and a sheltered timber pergola for dining
- Off road parking

### The Property

This stylishly presented three-bedroom home offers a perfect balance of modern elegance and practical design, a principal bedroom with en suite, two further well-appointed bedrooms, and a contemporary family bathroom. Outside, the property benefits from off-road parking and a beautifully landscaped rear garden.

### The Setting

Situated within the sought-after Whitehill Place development, this property enjoys a prime position in the historic medieval market town of Saffron Walden, balancing quiet residential living with exceptional accessibility. Residents are within comfortable walking distance of the vibrant town center, which offers an array of independent shops, high-street retailers, and a bustling market square. The area is exceptionally well-served for families, with highly-regarded local schools located nearby, while cultural attractions like Bridge End Gardens and the Audley End House and Gardens estate provide ample leisure opportunities. For commuters, the property is perfectly positioned for regional travel: Audley End railway station is approximately 2.5 miles away, offering direct rail links to London and Cambridge. Additionally, the M11 motorway is easily accessible, and Stansted Airport is just a 15-mile drive south, making this location an ideal hub for both local convenience and long-distance travel.

### The Accommodation

Upon entering this beautifully presented home, you are welcomed by a bright and versatile ground floor layout that perfectly balances modern functionality with stylish finishes. The heart of the home is the kitchen and breakfast room, featuring soft-grey shaker cabinetry, integrated appliances, and elegant stone worktops that extend into a breakfast bar. Seamlessly connected is a dedicated dining area, creating an ideal hub for family life and entertaining. The dual-aspect sitting room offers a sophisticated yet cozy retreat finished with contemporary decor, with French doors that open directly onto the patio and garden beyond. Practicality is equally prioritised with a separate, well-equipped utility





room that provides side access and additional storage, alongside a generous cloakroom with clever built-in cabinetry, ensuring this ground floor is as organized as it is inviting.

The first floor continues to impress with three beautifully appointed bedrooms and a bright, airy landing. The principal bedroom is a particularly generous and stylish retreat and its own en suite shower room. Two further bedrooms are equally well-presented; the second bedroom is a comfortable double with dual-aspect views that flood the space with natural light, while the third bedroom is currently utilised with twin beds. Serving these rooms is a contemporary family bathroom, thoughtfully designed with a white suite and overhead shower to the bath. Throughout the upper level, the high standard of finish is evident, blending characterful design with the practical comforts of a modern family home.

#### Outside

The property boasts a neatly maintained garden and off-road parking, providing an inviting first impression. To the rear, the beautifully landscaped garden is a particular highlight, thoughtfully designed to offer multiple zones for relaxation and entertaining. A spacious Indian sandstone patio sits directly off the sitting room, accompanied by a superb timber summer house. Timber sleeper steps lead up to a lush, level lawn bordered by dark-stained fencing and mature specimen trees.



#### 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** – Detached

**Property Construction** – Brick built with rendered finish and tiled roof

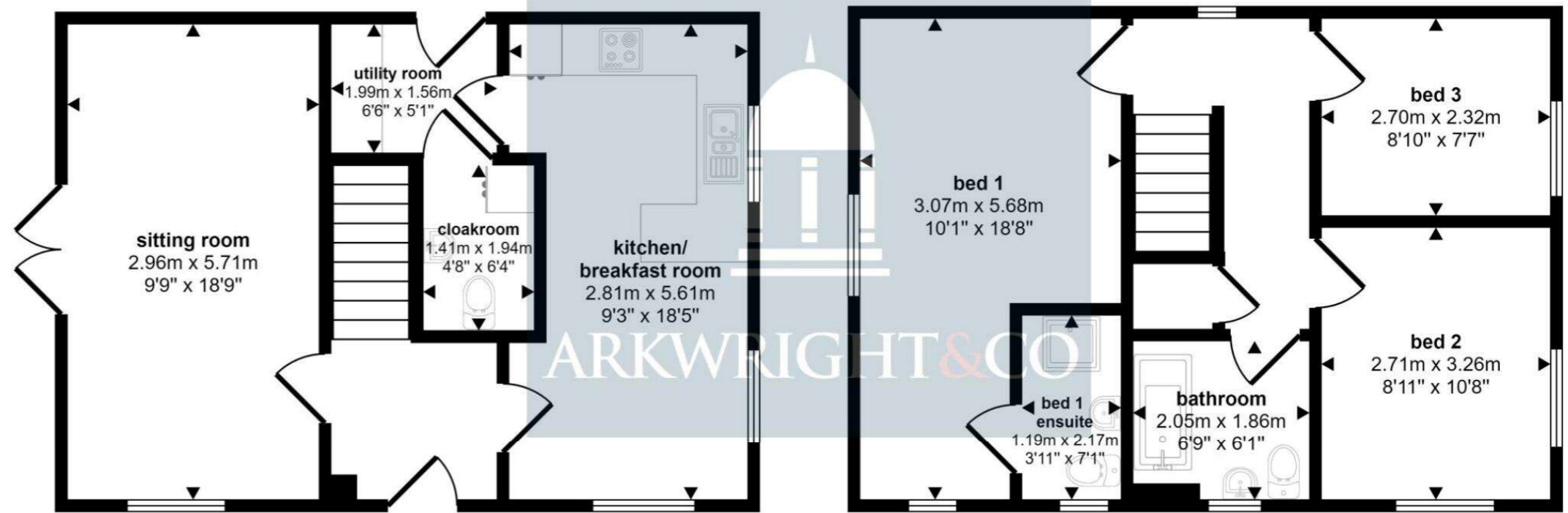
**Local Authority** – Uttlesford District Council

**Council Tax** – E

**Agents Note** – There is an annual serve of £TBC



Approx Gross Internal Area  
92 sq m / 991 sq ft



Ground Floor  
Approx 46 sq m / 490 sq ft

First Floor  
Approx 46 sq m / 500 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS



01799 668600

22 King Street, Saffron Walden Essex, CB10 1ES  
info@arkwrightandco.co.uk  
www.arkwrightandco.co.uk



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS