



11 Hill Top Lane, Saffron Walden
CB11 4AS



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

11 Hill Top Lane

Saffron Walden | Essex | CB11 4AS

Guide Price £1,150,000

- Expansive gravel driveway with generous parking, an integrated garage, and a charming sage-green clad facade
- Light-filled, versatile living and reception spaces that open directly onto a sheltered rear porcelain patio
- Four/Six well-proportioned bedrooms, including a principal suite with vaulted ceilings, a walk-in dressing room, and an en-suite shower room
- Sweeping lawn bordered by mature trees, a wildlife pond, timber shed, and an enclosed garden summerhouse

The Property

Set behind an expansive gravel driveway with an integrated garage, the property opens into a light-filled ground floor featuring versatile living spaces that flow effortlessly onto a sheltered rear patio and sweeping garden lawn. The thoughtfully arranged upper-level hosts Four well-proportioned bedrooms, highlighted by an impressive principal suite with vaulted ceilings, a dressing room, and a contemporary en-suite shower room.

The Setting

Situated on the desirable southern outskirts of historic Saffron Walden, Hill Top Lane offers an exceptional quality of life, perfectly balancing tranquil residential living with immediate access to top-tier amenities and commuter routes. Families are exceptionally well catered for, with the highly acclaimed Katherine Semar Infant and Junior Schools virtually on the doorstep (~0.2 miles) and the renowned Saffron Walden County High School less than a mile away (~0.6 miles). Daily essentials are effortless thanks to nearby local convenience stores just a few minutes' walk, while the town's vibrant center, with its twice-weekly market, independent boutiques, Waitrose, and Lord Butler Fitness Centre are easily accessible on foot or by local bus routes passing nearby. For commuters, Audley End Railway Station is just two miles away, offering direct mainline services to London Liverpool Street in under an hour and Cambridge in just 20 minutes, while swift connections to the M11, Cambridge and Stansted Airport make this an enviable location for professionals and growing families alike.

The Accommodation

The ground floor opens with a welcoming entrance porch featuring built-in storage, leading directly into a light-filled central hallway that serves as the heart of the home. A comfortable dual-aspect living room centers around an inviting fireplace with a log burner, offering a cosy retreat with traditional detailing. To the rear of this open plan living sits two versatile rooms currently utilised as a home office but could equally serve as a potential annexe, alongside a contemporary fully tiled shower room and a





surprisingly spacious, dedicated utility room complete with stylish wooden worktops, extensive cabinetry with convenient WC and direct external access.

Extending across the rear of the property is the standout feature: an impressive open-plan kitchen, dining, and family living area. Designed for modern living, this expansive space features light tiled flooring, vaulted ceilings overhead, skylights and full-width bi-fold doors that seamlessly connect the interior to the rear garden. The kitchen itself boasts modern fitted units, incorporating a walk-in larder, integrated high-spec appliances including a Quooker tap and solid walnut surfaces and breakfast bar, while the fluid adjoining layout effortlessly accommodates both formal dining and casual everyday relaxation.

The first floor is thoughtfully arranged off a central landing, hosting four well-proportioned bedrooms and a stylish main family bathroom. Set quietly to the rear, the principal bedroom suite boasts striking vaulted ceilings, painted exposed beams, and double doors opening onto a Juliette balcony overlooking the gardens. This exceptional bedroom is further enhanced by a dedicated walk-in dressing room lined with sleek, built-in storage and skylight illumination,



which flows directly into a contemporary en-suite shower room fitted with a walk-in cubicle, heated towel rail, and modern dark-wood vanity unit.

The remaining bedrooms offer superb versatility and light, each displaying characterful vaulted pitch lines and wooden window blinds. The second bedroom features fitted wardrobes with a central mirrored panel and bright dual-aspect views, while the additional double bedrooms comfortably accommodate guest arrangements, study setups, or children's quarters. Serving these bedrooms is a beautifully appointed bathroom, complete with a P-shaped bath with overhead shower, deep slate-effect tiling, vanity storage, and crisp chrome fittings.

Outside

Approached via an expansive gravel driveway providing generous off-street parking, the front of the home sets a welcoming tone with its attractive sage-green cladding, rendered accents, and integrated garage. Side access leads round to a private, sun-drenched rear garden that begins with a paved stone patio sheltered by a stylish fabric sun shade sail, creating an ideal setting for alfresco dining and outdoor relaxation directly off the main living spaces. Tiered timber flower beds frame the patio, stepping down onto a generous, level lawn bordered by mature trees, established hedging, and a charming wildlife garden pond complete with water lilies. Completing this exceptional outdoor environment are practical garden outbuildings, including a timber storage shed and an inviting, fully enclosed garden room/summerhouse framed by multi-pane windows and wooden flooring, perfect as a tranquil retreat or garden office space.

Services

Mains electric, water and drainage are connected. Electric heating. Ultrafast broadband is available, full fitted fibre, and mobile signal is strong

Tenure – Freehold

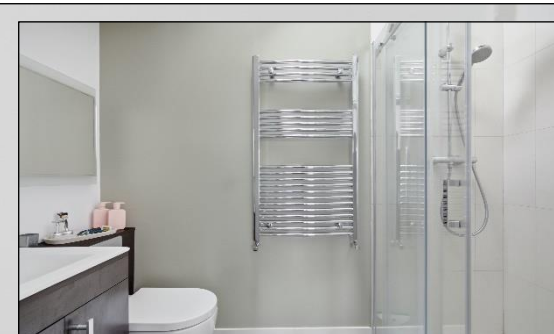
Property Type – Detached

Property Construction – Brick and Timber

Local Authority – Uttlesford District Council

Council Tax– F







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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