



Church Street, Saffron Walden, CB10 1JQ

**CHEFFINS**

## Church Street

Saffron Walden,  
CB10 1JQ

5 2 2

**Guide Price £850,000**

- Characterful Grade II Listed residence
- Exceptional craftsmanship throughout
- Bespoke Joinery and ornate cornices
- Five bedrooms
- Views to Walden Castle

A handsome Grade II Listed townhouse situated in a central location with stunning views over Walden Castle. The property offers well proportioned and beautifully presented accommodation throughout.





## LOCATION

Saffron Walden is an historic market town with a magnificent Parish Church, numerous period properties and a wide tree-lined High Street. An extensive range of shops, schools, social and sporting amenities are all accessible within the town and the Golf Course and Sports Centre lie on the town's outskirts. Road links to London and Cambridge (16 miles) are accessible at Junctions 8 and 9 of the M11. Train services to London (Liverpool Street - 57 mins) run from Audley End Station about 2 miles away.

**GROUND FLOOR****ENTRANCE HALL**

Entrance door, staircase rising to the first floor and doors to adjoining rooms.

**CLOAKROOM**

Comprising hand wash basin and low level WC.

**SITTING ROOM**

Window to the front aspect and feature fireplace with wood burning stove.

**KITCHEN/DINING ROOM**

The kitchen features handmade solid wood cabinetry with Corian worktops, ceramic butler sink, Aga and separate integrated electric oven, wine cooler and dishwasher, along with built-in pantry cupboard. Feature window to the rear aspect and a secret door opening to the staircase leading to:

**CELLAR**

A useful storage space with power and lighting connected.

**FIRST FLOOR****LANDING**

Fitted storage cupboard, doors to adjoining rooms and staircase rising to the second floor.

**PRINCIPAL BEDROOM**

Window to the front aspect and fitted wardrobes, door to:-

**JACK & JILL BATHROOM**

Comprising a pair of marble wash basins on a vanity unit, a free-standing roll top bath, a dual-head shower enclosure, heated towel rail, and a fitted storage cupboard, plus an window to the front aspect. Door returning to the landing.

**BEDROOM 2**

Window to rear aspect.

**BEDROOM 3**

Window to the rear aspect and door to:-

**EN SUITE WC**

Comprising wash basin and low level WC.

**SECOND FLOOR****LANDING**

Window to the rear aspect.

**SHOWER ROOM**

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure, fitted storage cupboard and window to the rear aspect.

**BEDROOM 4**

Window to the front aspect and feature cast iron fireplace.

**BEDROOM 5**

Window to the front aspect and feature cast iron fireplace.

**OUTSIDE**

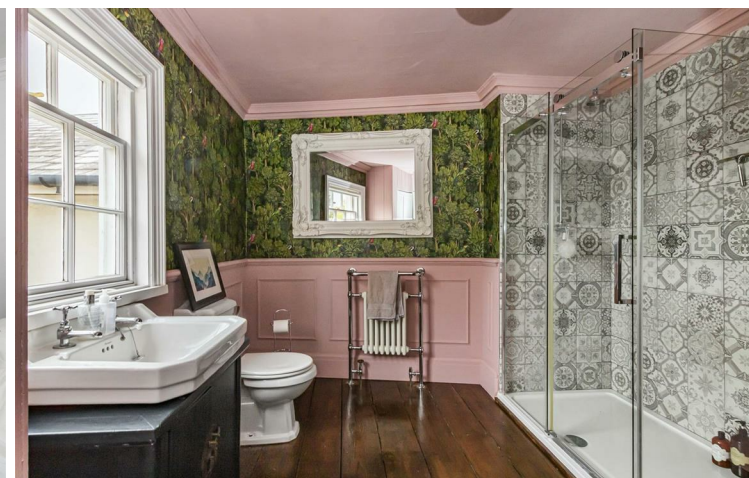
The south-facing courtyard features an Indian sandstone terrace surrounded by raised beds, alongside a shed and external pedestrian access.

**VIEWINGS**

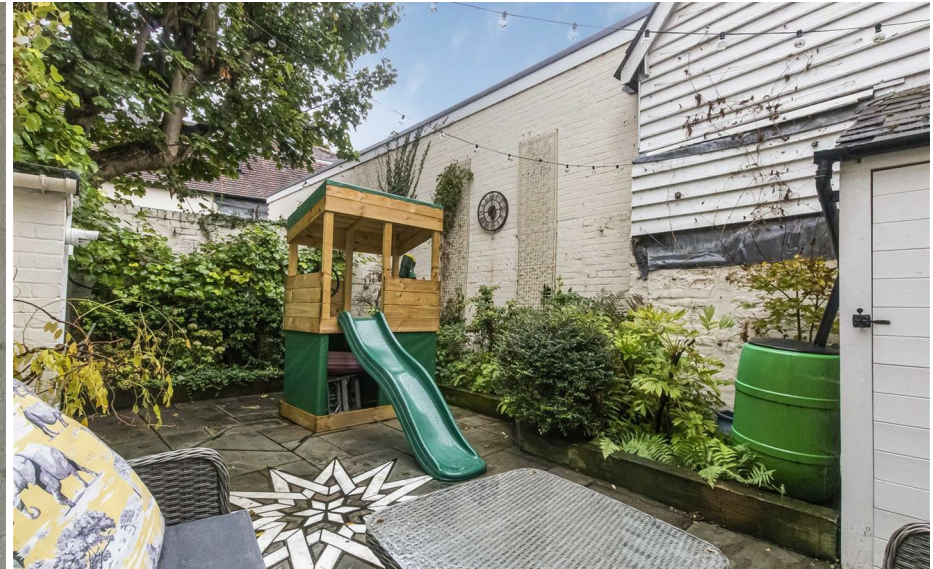
By appointment through the Agents.





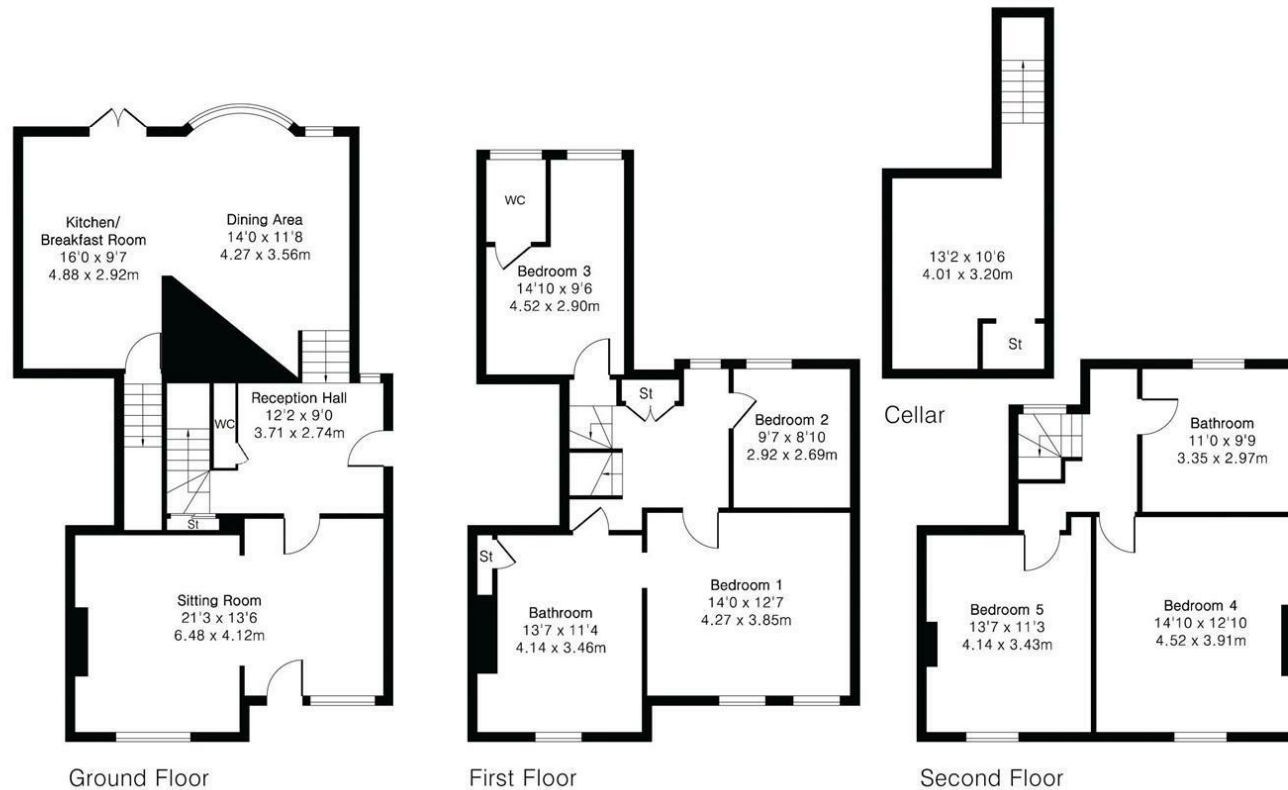


Guide Price £850,000  
Tenure - Freehold  
Council Tax Band - E  
Local Authority - Uttlesford



**Approximate Gross Internal Area 2232 sq ft - 208 sq m**

Cellar Area 171 sq ft – 16 sq m  
 Ground Floor Area 835 sq ft – 78 sq m  
 First Floor Area 671 sq ft – 62 sq m  
 Second Floor Area 555 sq ft – 52 sq m



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

