



Saxon Way, Saffron Walden, CB11 4EQ

**CHEFFINS**

## Saxon Way

Saffron Walden,  
CB11 4EQ

- Substantial 3,233 sq/ft home
- Stunning open plan kitchen/dining/family room
- Five double bedrooms
- Bathroom and three en suites
- West-facing landscaped garden with decked terrace and walled boundary
- High specification home in a sought-after location

An impressive five-bedroom residence offering generous accommodation across three floors. Situated in one of the town's most sought-after residential locations, the property benefits from a west-facing garden backing onto the mature grounds of the Audley End Estate. The home has been beautifully finished, with exceptional craftsmanship evident throughout.

5 4 3

**Guide Price £1,350,000**





## 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 with understairs storage cupboard, coats cupboard with fitted shelving, doors to adjoining rooms.

### CLOAKROOM

Comprising ceramic wash basin with vanity unit beneath, low level WC and heated towel rail.

### GAMES ROOM/SNUG

Window to the front aspect and opening into:-

### KITCHEN/DINING/FAMILY ROOM

The kitchen area is fitted with base and eye level units with copper worktops, Neff induction hob with overhead extractor, double sink unit with Quooker tap, integrated appliances of dishwasher, electric oven, fridge freezer, central island with breakfast bar, Velux windows providing a good degree of natural light, stable door to the side aspect together with door and sliding doors to the rear leading out to the garden.

### WALK-IN PANTRY

Built-in shelving and window to the side aspect.

### STUDY

Windows to the rear and side aspect.

## FIRST FLOOR

### LANDING

Staircase rising to the second floor and doors to adjoining rooms.

### BEDROOM TWO

Window to the rear aspect, door to:-

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure with dual head attachment and obscure glazed window to the side aspect together with a Velux window.

### UTILITY ROOM

Fitted with base level units with copper worktop over, stainless steel sink, space and plumbing for washing machine and tumble dryer, Velux window.

### BEDROOM THREE

Window to the rear aspect.

### EN SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower with dual head attachment, heated towel rail and obscure glazed window to the rear aspect.

### BEDROOM FOUR

Windows to the front aspect.

### BEDROOM FIVE

Window to the front aspect.

## SECOND FLOOR

### LANDING

A lightwell which provides a good degree of natural light, eaves storage and doorway into:-

### PRINCIPAL BEDROOM

Velux windows to the side aspects together with sliding doors to the rear aspect leading to the Juliette balcony with glass balustrade, eaves storage and opening into:-

### ENSUITE

Comprising dual wash basin with vanity unit

beneath, bath, low level WC, shower unit with dual head attachment, heated towel rail, storage cupboard and Velux window.

### OUTSIDE

A driveway provides ample off-street parking for multiple vehicles and grants access to the garage. To the rear, the garden boasts a decked terrace perfectly suited for al fresco dining, enclosed by a retaining wall with raised planting beds. From here, steps lead to a central lawn with mature borders, backing directly onto the historic Audley End Estate. Additionally, a substantial potting shed comes fully equipped with a large glazed door, side window, power, lighting, a water supply, and a practical sink.

### GARAGE

Fitted with a roller shutter door and obscure glazed window to the side aspect together with an internal door leading into the house, power and lighting connected.

### VIEWINGS

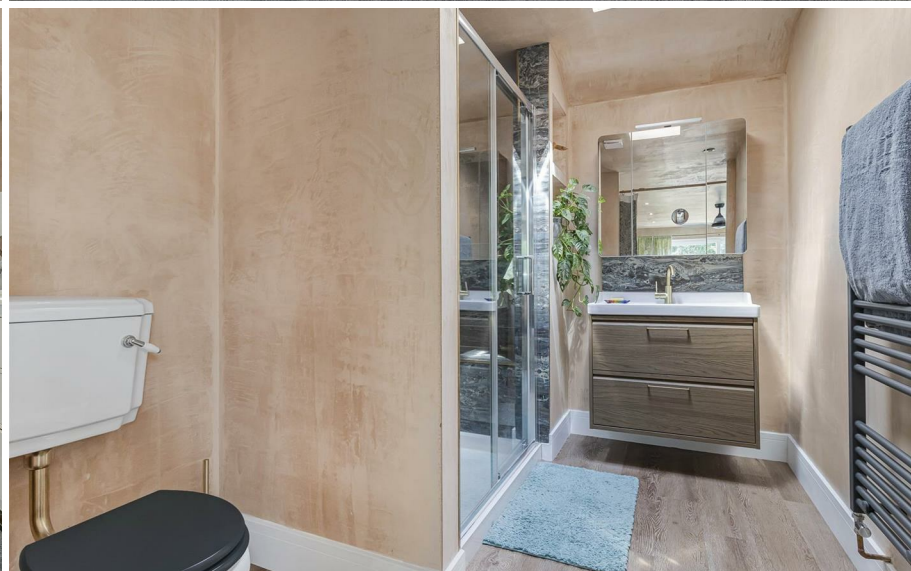
By appointment through the Agents.









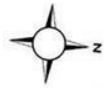


| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                             | Current                    | Potential                                                                         |
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            |                            |                                                                                   |
| (55-68) <b>D</b>                            |                            |                                                                                   |
| (39-54) <b>E</b>                            |                            |                                                                                   |
| (21-38) <b>F</b>                            |                            |                                                                                   |
| (1-20) <b>G</b>                             |                            |                                                                                   |
| Not energy efficient - higher running costs |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

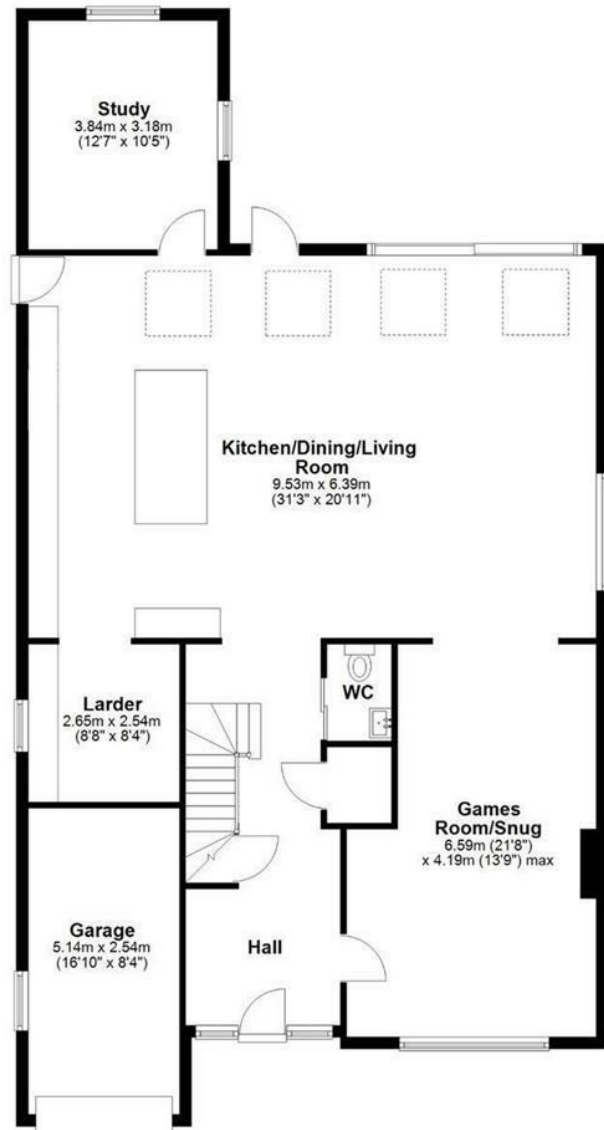


Guide Price £1,350,000  
 Tenure – Freehold  
 Council Tax Band – E  
 Local Authority – Uttlesford

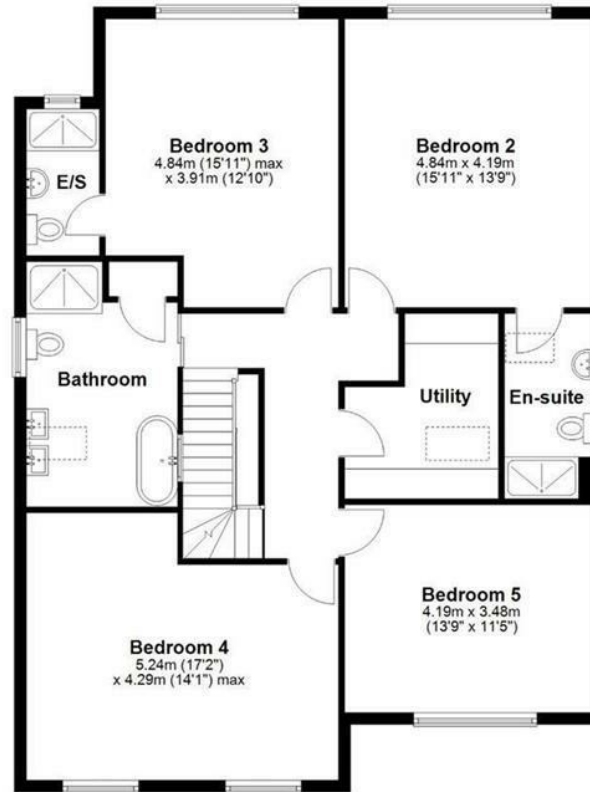




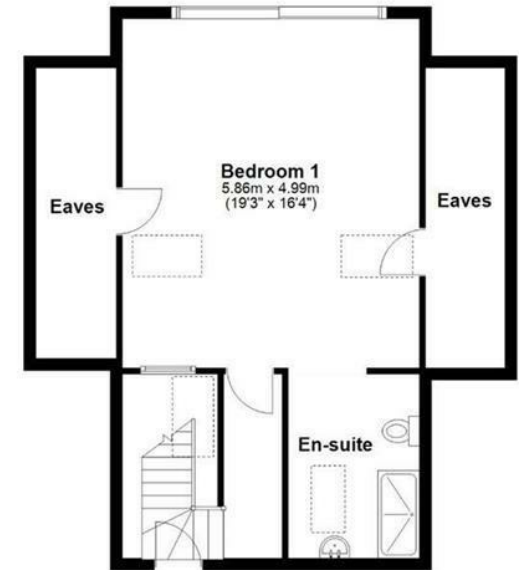
**Ground Floor**



**First Floor**



**Second Floor**



To Loft Area

Gross internal floor areas  
Ground Floor 126 sqm (1360 sqft) excluding Garage  
First Floor 114 sqm (1234 sqft)  
Second Floor 59 sqm (639 sqft)  
Total 299 sqm (3233 sqft)



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](http://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.

