



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



## Southdene

15 Borough Lane | Saffron Walden | CB11 4AG

Guide Price £POA







A truly wonderful and rarely available 5/6 bedroom detached family home, benefiting from a self contained 1 bedroom annexe, sitting on an extremely generous plot. Located on this much sought after road, ideally located just a short distance from the town centre and the County High School.

### ACCOMMODATION

Southdene is an individual 5/6 bedroom detached Edwardian family home of excellent proportions sitting on a generous plot with stunning mature gardens, constructed of attractive red brick and clad elevations under a tiled roof. The property has been lovingly maintained by the current owners, who have occupied the property for some 30 years creating a delightful, homely feel. The property occupies a superb position on this much sought after residential road, ideally situated within easy reach of Saffron Walden town centre and just a short walk from the variety of highly regarded local schooling.

This wonderful family home provides beautiful and characterful living accommodation, typical of a property from it's era, with the accommodation spread over three floors and extending to approximately 2700 square feet. The property offers a great degree of versatility, including a recently refurbished, self-contained 1 bedroom annexe and useful loft rooms which provides stunning views over Saffron Walden and countryside beyond. The property boasts many original features throughout, including attractive cast iron fireplaces throughout, original sash windows and the original Edwardian servants bell system.

In detail on the ground floor the property benefits from attractive entrance hall with stairs leading to first floor as well as to the cellar and associated store room. From the entrance hall doors lead off to an front reception room with large bay window to the front aspect and original fireplace, a dining room with matching bay window to the front aspect, original fireplace and exposed wood flooring. The kitchen is set to the rear of the property and is fitted with base and eye level units with work surface over incorporating a stainless steel sink unit, and space for a gas rang cooker with extractor hood above set within the original chimney breast. There is a useful separate utility room adjoining the kitchen access from a rear hallway with a glazed door giving access to the rear garden as well leading to a cloakroom, and a study with window providing attractive views down the garden. A door from the rear hall also provides access to the annexe.

The first floor benefits from 4 double bedrooms including a principle bedroom suite with en suite, comprising of a panelled bath, separate shower cubicle, wc and wash hand basin. There is also a family bathroom on the first floor comprising of a panelled bath, wash hand basin and WC. Stairs to from the first floor landing provide access the 2nd floor which provides a further bedroom and storage space.

The annexe provides on the ground floor a good size reception room to the rear, with attractive bay window and glazed door leading to the rear garden and a door to the side, providing an independent access and a refitted kitchen. Stairs in a central hallway leading to the first floor accommodation where there is a double bedroom with en suite shower room. A first floor landing also provides an access to the main first floor accommodation via bedroom four.

### OUTSIDE

The property boasts a pleasant location set back from the road, sitting behind an enclosed front garden, with a small lawn area and a variety of mature trees and hedging, with a gravelled driveway providing off road parking. There is a side passage providing access to the rear.

The mature and attractive rear garden is of an extremely generous size and is laid mainly to lawn together with a variety of well stocked flower beds and borders and an array of mature shrubs, trees and bushes. There is a small patio area to the rear of the property, providing a lovely area for Al Fresco dining and the garden is also benefits from a charming, detached summer house.

### FEATURES

- A rarely available 5/6 bedroom detached Victorian home
- Well proportioned family living accommodation including 5 bedrooms, of which 4 are generous doubles, a family bathroom, en suite shower room to the principal bedroom
- The ground floor accommodation consists of a good size living room, dining room, kitchen, utility room, study, cloakroom.
- Benefitting from a well appointed 1 bedroom annexe.
- Situated in one of Saffron Walden's most sought after locations.
- An attractive and mature enclosed rear garden.
- Off road parking.

### LOCATION

Borough Lane is ideally situated within easy reach of Saffron Walden town centre. Saffron Walden is a thriving market town with its magnificent St Mary's Parish Church, many fine period buildings and its tree-lined High Street and traditional Market Square. The town provides an impressive range of facilities, including a variety of shops and restaurants, together with excellent primary and secondary schools, including the renowned Academy Saffron Walden County High School. For the commuter the property is well placed for access to London, Cambridge and Stansted Airport, The M11 is 4 miles to the north and Audley End Station, within 2 miles, provides a regular service to London's Liverpool Street, in about an hour. The University City of Cambridge is about 15 miles to the north and offers extensive cultural and shopping facilities, together with an outstanding choice of schools for all ages.

### SERVICES

Mains gas, water and electricity are connected to the property, drainage is main server.

### OUTGOINGS

Council tax band G

Approximate Gross Internal Area  
251.04 sq m / 2702.17 sq ft  
(Excludes Cellar/Loft Space)  
Cellar Area 10.81 sq m / 116.35 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.









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