



25 Hill Street, Saffron Walden  
CB10 1EH



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# 25 Hill Street

Saffron Walden | Essex | CB10 1EH

Guide Price £395,000

- Grade II Listed period residence
- A property steeped in history
- Situated in the heart of Saffron Walden
- Recently refurbished and finished to the highest quality
- 2 good size bedrooms
- Beautiful, refitted bathroom suite
- Large, open plan kitchen/dining room
- Dual aspect living room with log burning stove

## The Property

A charming Grade II Listed 2-bedroom period property, recently refurbished and finished to an excellent quality, located in the very heart of Saffron Walden. The property, with its own private walled garden, dates back to the 17th Century, when it was believed to be a chapel until 1792.

## The Setting

Ideally situated close to the heart of the historic town of Saffron Walden, just a short walk from the market square, The Common, and the beautiful Bridge End Gardens. The town itself has an abundance of independent shops, boutiques, coffee shops and restaurants, along with many popular high street retailers, including Waitrose, and a twice weekly thriving market. There are several schools including R A Butler, St Thomas Moore and the 'Outstanding' Saffron Walden County High School, which is now an Academy School. The town's leisure facilities include an 18-hole golf course, a cinema and an 800-seat concert hall. The town is well situated with Audley End station within 3 miles, providing a regular service to London's Liverpool Street in 55 minutes. Alternatively, the M11 can be accessed at either junction 8 (Bishop's Stortford) or junction 10 (Duxford). Stansted airport is within 19 miles and the university City of Cambridge is within 15 miles to the North.





### The Accommodation

A charming Grade II Listed, 2-bedroom period property, located in the very heart of Saffron Walden. The property, with its own attractive private walled garden, dates back to the 17th Century, when it was believed to be a place of worship until 1792. Originally open to rafters, the property acquired a first floor after the congregation moved in 1792 to the then newly built Salaman House (now Goddards Interiors). The property has been lovingly refurbished in recent times having been in the same family ownership for many years. The property now provides a light and airy modern living space, whilst also managing to retain a delightful cottage charm. The accommodation comprises of a large open plan kitchen/living room, double aspect lounge, a large cellar, two double bedrooms, and a beautiful upstairs bathroom. To the rear of the property is a walled, low maintenance private garden with gated side access.

### Outside

To the rear there is an enclosed and private walled garden with a wooden arched gate to the side allowing access to the front of the house and a short walk round to local amenities. The garden is landscaped with a paved area off the back

of the property, with steps leading up to a rear lawn area. There is a garden shed to the rear of the garden.

### Services

All main services are connected.

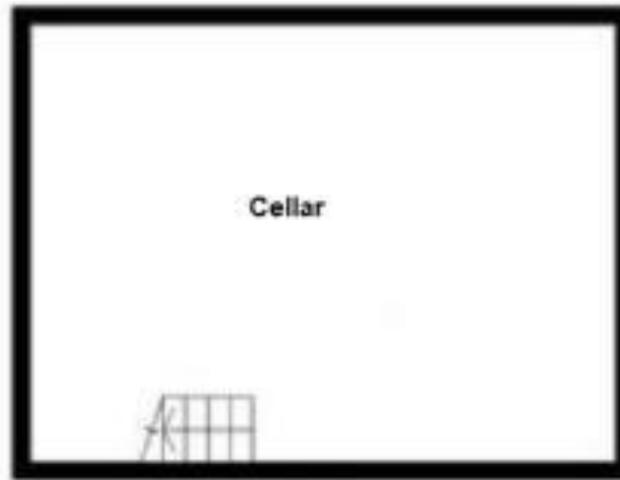
### Local Authority

Uttlesford District Council

### Council Tax Band

C





**Cellar**



**Ground Floor**



**First Floor**

Total floor area 112.0 sq. m. (1,206 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Tucker Gardner. Powered by [www.localagent.com](http://www.localagent.com)

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