



6 Park Lane, Saffron Walden, Essex
CB10 1DA



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

6 Park Lane

Saffron Walden | Essex | CB10 1DA

Offers in Excess of
£1,500,000

- A wonderful 5 bedroom detached home
- Private and secluded plot
- Highly sought after location in the heart of Saffron Walden
- Character property with attractive red brick façade
- Mature garden enclosed by beautiful red brick walls
- Gated driveway providing ample off road parking
- Located within a short walk of the High Street
- Available with no upward chain.

The Property

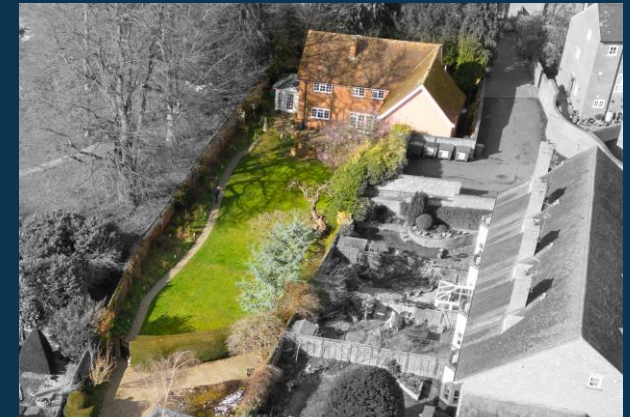
A truly wonderful and rarely available, 5 bedroom detached family home, occupying a stunning setting hidden away in the heart of Saffron Walden and sitting in a generous private plot with ample off-road parking and beautiful walled gardens.

The Setting

6 Park Lane is hidden away but is within 2 minutes' walk from 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.

The Accommodation

This wonderful 5 bedroom detached family home occupies a superb private plot, nestled away in one of Saffron Walden's most sought-after locations and just steps away from the High Street and all the Saffron Walden has to offer. The property has been in the same ownership for many years and as a result could now benefit from modernization throughout. However, the property provides superb scope to further improve the property and potentially extend, subject to planning permission, to provide further accommodation should it be required. The property provides flexible living accommodation with the potential for independent annexe accommodation should it be required, with the house benefitting from two staircases and the potential to divide the house very easily.





In detail, the accommodation comprises on the ground floor of a generous side entrance lobby with vaulted ceiling, a cloakroom and a large cloak cupboard. This leads to a small breakfast nook with stairs leading to the first floor accommodation and door leading into the kitchen. The traditional kitchen is fitted with a matching range of base and eye level units with work surface over, incorporating a stainless-steel dual sink unit. There is an AGA, built in electric oven and space for a dish washer. The kitchen benefits from a window to the front aspect with attractive views overlooking the garden.

Glazed doors in the breakfast nook lead through to a generous sitting room, which is dual aspect with window to the rear aspect and French doors to the front leading out to the garden, and the sitting room benefits from a gas fire with attractive stone surround. Doors lead off to a snug, a walk through study area, which in turn leads through to a rear lobby with spiral stairs

leading to the first floor, a door leading out to the garden and doors leading in a dining room. The dining room could potentially be utilized as a sitting room, for a potential annexe. There is currently a utility room set off the dining room which could also potentially be adapted to a kitchen.

On the first floor the property benefits from 5 good size bedrooms, accessed from two set of staircases, one at either end of the property. Leading off the main landing area are 4 bedrooms and a family bathroom, which is currently being used as a shower room. The 4th bedroom is currently a walk through room and provides access to a rear landing area accessed from the rear spiral staircase. The provides access to a large double bedroom, with dressing area and good size En Suite. This room could either be considered the principal suite or it could form part of an independent annexe.

Outside

The property occupies a wonderful private and secluded plot, enclosed by beautiful high red brick walls. The property is accessed from Park Lane via a secured gated entrance. The generous plot benefits from a large, paved driveway providing ample off-road parking, and access to a useful storeroom. The stunning garden is set to the front of the property and is mainly laid to laid with a pretty brick path that winds its way from the front gate to the front of the house. The garden benefits form a raised paved patio set off the front of the house, which is South facing and is the perfect spot for some Al Fresco dining and entertaining and taking in the lovely garden view. The garden also boasts an array of well stocked borders, matures shrubs and trees.

Services

All main services are connected.

Local Authority

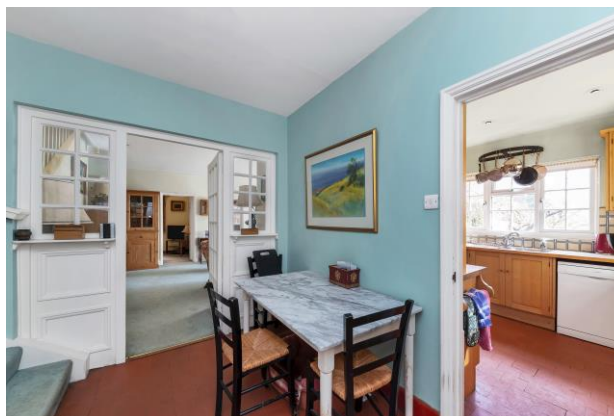
Uttlesford District Council

Council Tax Band

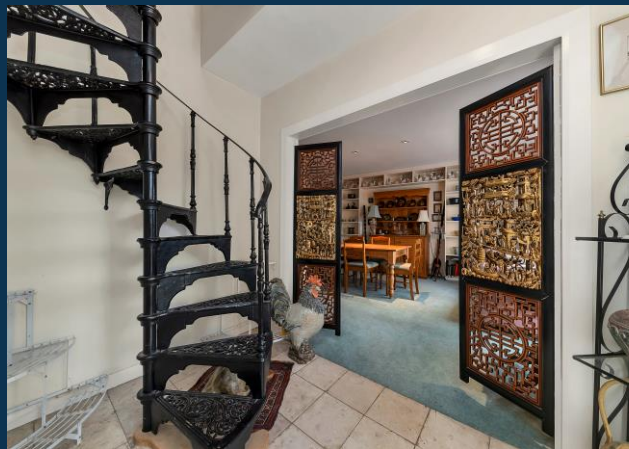
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EPC Rating

D









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Total area: approx. 205.9 sq. metres (2216.4 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

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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