



11 Hill House

High Street, Saffron Walden





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This immaculately renovated 685 sqft apartment, nestled on the top floor of the historic and iconic Hill House, was once the home of George Stacey Gibson, known as 'Mr Saffron Walden'. The two-bedroom apartment was refurbished by the reputable local firm Domus Ltd. in 2019, combining classic charm with contemporary design to provide an exquisite living experience on Saffron Walden's High Street.

The apartment welcomes you with an open-plan living space bathed in natural light from skylights, affirming a sense of openness rare in top-floor abodes. The modern kitchen, sleek with white cabinetry and integrated appliances, sits adjacent to a cosy dining area, perfect for intimate dinners or casual brunches.

Each of the two bedrooms is a tranquil retreat, with plush carpeting and ample natural light. The master bedroom boasts a sophisticated decor, while the second bedroom, versatile and airy, can serve as a home office or guest room, fulfilling the needs of the modern homeowner.

Elegance continues into the bathrooms where function meets form. One features a walk-in shower with artisanal tiles, offering a spa-like ambience, while the other includes a full-sized bathtub with an overhead shower, encased in a serene, tile-clad decor.

Set in the heart of Saffron Walden, the location is unmatched, with the town's rich history, thriving markets, and eclectic eateries just a stone's throw away. For the discerning buyer seeking a blend of historic allure and modern comfort, this top-floor apartment is more than a home; it's a statement of living well.



**Key Features:**

Two Bedrooms  
Top Floor Apartment  
Grade II Listed Building  
Former Home Of 'Mr Saffron Walden' Mr George Gibson  
Open Plan Kitchen/Dining/Living Room  
En-Suite Shower Room & Bathroom  
Town Centre Location  
Gas Central Heating

**Agents Note:**

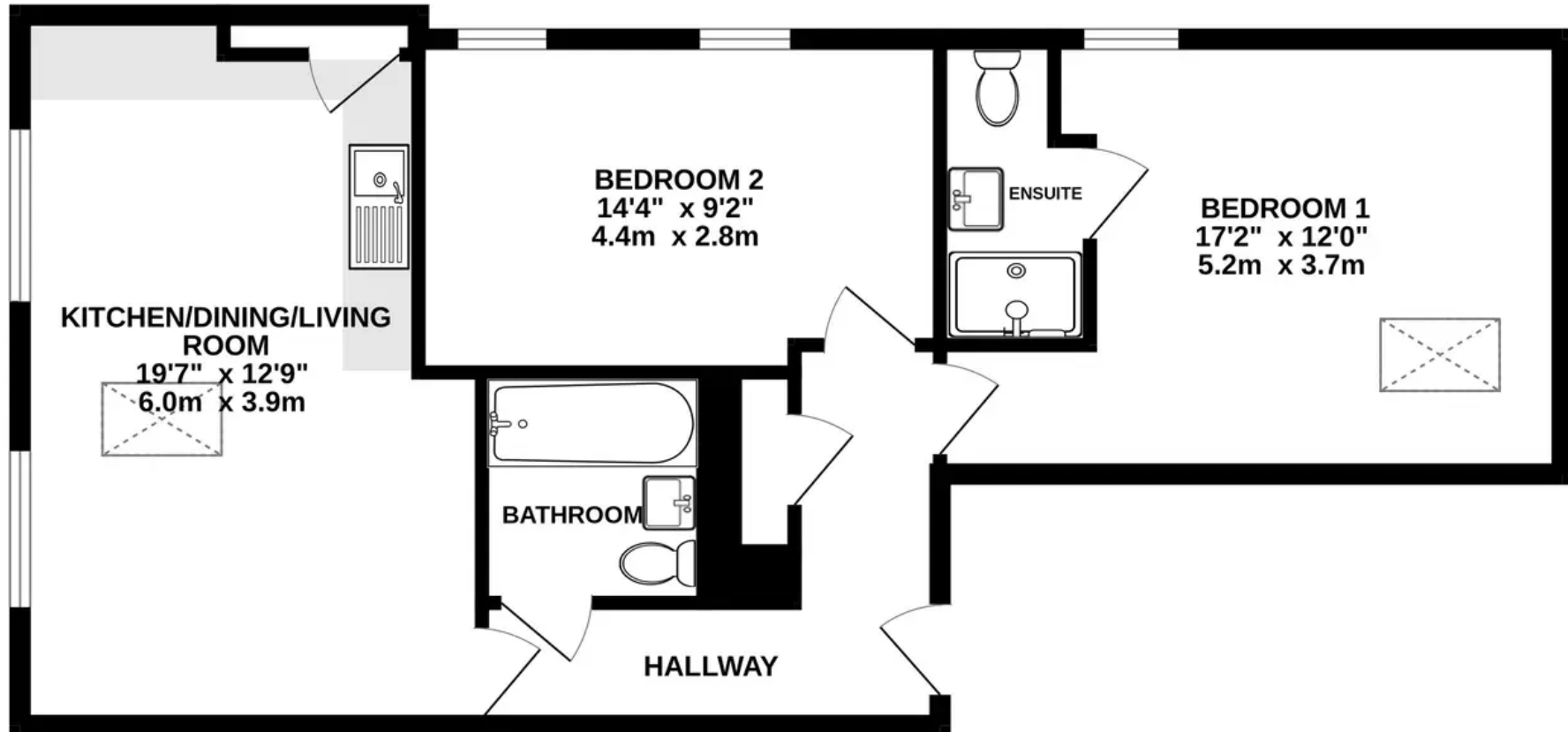
Tenure - Leasehold  
Uttlesford District Council - Band D - £1,923.80 PA  
Energy Rating: C  
Lease - 121 years remaining  
10-year Structural Warranty From 2019  
Ground Rent (annual) - £250  
Service Charge (annual) - £1,093.42 PA

**Location:**

Saffron Walden is a historic market town 43 miles north of London that still houses a thriving market every Tuesday and Saturday along with an abundance of independent and chain shops. There is a diverse level of housing available from Tudor cottages to modern new build homes. The town is well served by local schools with several primary schools and an 'Outstanding' Ofsted-rated secondary school; Saffron Walden County High.



TOP FLOOR  
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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