



EH

EXQUISITE  
HOME

*Bursting With Charm...*

In an ideal location just a few minutes' walk from the Market Square and close to the historic Common is this well-presented terraced cottage with accommodation arranged over three floors and thought to have been constructed at the very end of the Victorian period. It was thoughtfully extended to the rear in 2006 and the present owner bought it two years later. She was immediately struck by its excellent location and flexible interior space and the minute she walked in, fell in love with it. Since then it has been improved considerably, including new front and back doors, new flooring and carpet, underfloor heating, refitted kitchen and bathroom, oak and glazed double door between reception rooms, new combination boiler, retiled roof and landscaped garden. There are two Residents' parking permits available and there is generally space on the road and in nearby Waitrose car park. Visitor parking permits are also available.

There is an original tiled Victorian path leading up to the front door which opens into the oak-floored entrance hallway with under stairs cupboards. To the left is the charming sitting room with natural light pouring in through the bay window and a cast iron multi fuel burner in the original brick fireplace. It is the perfect space to relax - contemporary yet cosy. A pair of double doors opens into the dining room where a large party can be accommodated and there have been many happy gatherings held in this lovely room with its wood effect flooring, underfloor heating and built in bookcase. The dining room flows naturally into the kitchen/diner to the rear of the house, illuminated with light streaming through two skylights and part glazed roof. The kitchen is delightful, with a distinctive copper splashback with attractive patina, matt finish cabinets, integrated electric and combination ovens, induction hob and breakfast bar. It is the perfect marriage between design and functionality, staying contemporary with nods to Victorian style. Opening off the kitchen is the utility room with combination boiler, plumbing for a washing machine and stable door to the garden. There is also access to the downstairs cloakroom painted in Farrow and Ball's Churlish Green.





### *Versatile And Flexible Accomodation*

The staircase rises to the first floor where there are three bedrooms and the family bathroom. Two of the rooms are doubles, one with feature wall painted in Farrow and Ball's Churlish Green and original Victorian fireplace. The second double has useful hanging and shelved storage spaces and view over the garden. The third room by the upper staircase has a spacious under stairs storage area and would be the perfect home office or dressing room, although for years it has worked well as a child's bedroom. The family bathroom is crisp and contemporary with Victorian-style grey and white floor tiles, countertop basin with storage and a bath with side-mounted taps and a shower over. The principal bedroom is on the second floor and has a delightful, airy feel. It has a pitched roof, two skylights with blackout blinds and plenty of storage in cupboards in the eaves. This room has successfully accommodated either two single beds or a large double over the years.

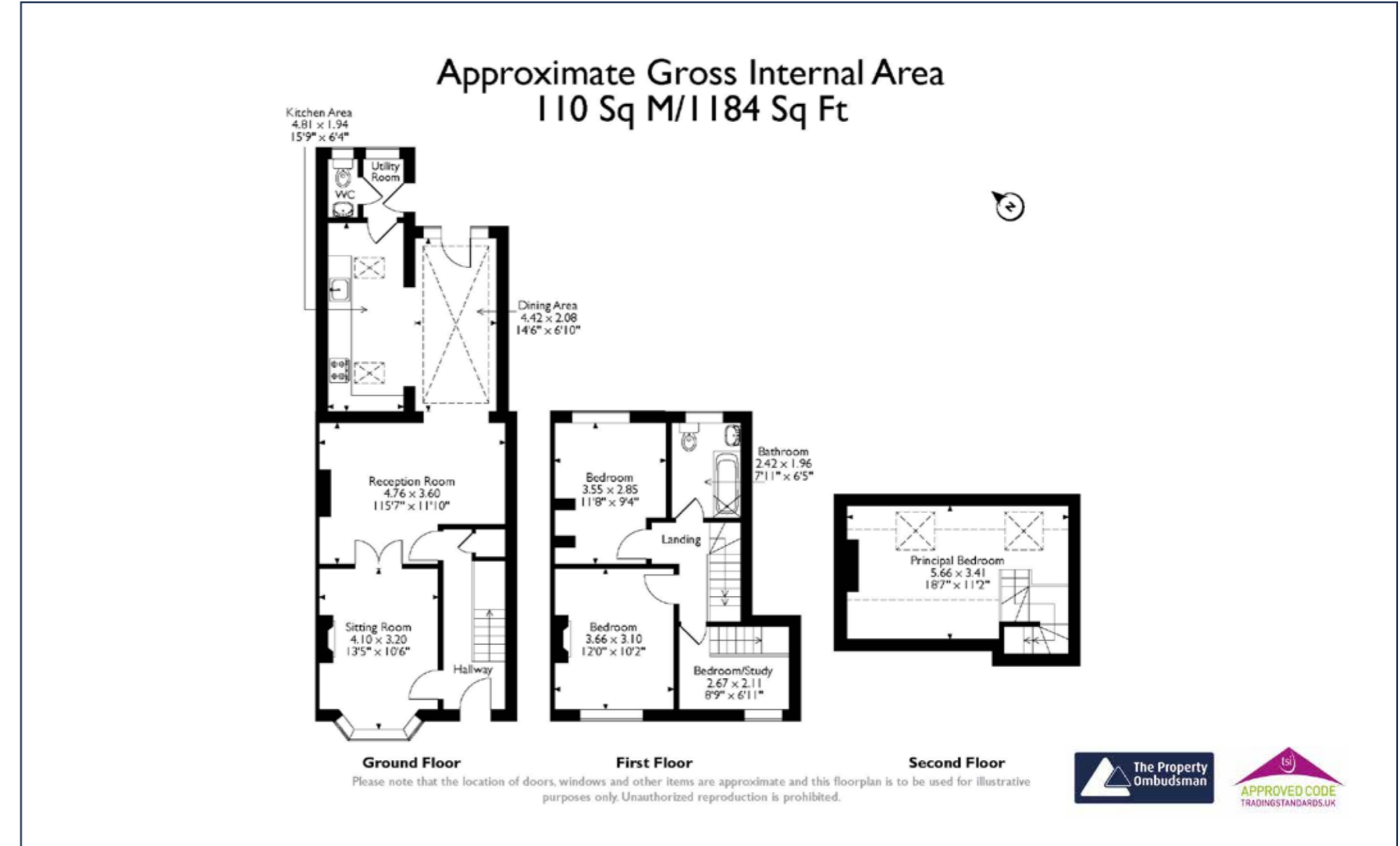


*“The kitchen is the perfect marriage between design and functionality, staying contemporary with nods to Victorian style...”*

# LOCATION

At the rear the kitchen opens out to a patio area with steps up to the lawn. There is a terrace at the end of the garden ideal for al fresco dining or relaxing in the evening sun at the end of the day. Several sheds offer useful storage and there is an outside tap and power socket. There are two apple trees, a red robin, blackberries in a raised bed plus hollyhocks growing in the border. Access from the front to the back garden is via a shared passageway secured by an attractive wrought iron gate. With a spacious interior displaying period charm, a good-sized secluded garden and such close proximity to the delights of Saffron Walden, this really is the most wonderful home.

The beautiful market town of Saffron Walden is sought-after by families and commuters alike for very good reason. An architectural delight, it has a mix of well-preserved medieval buildings and Tudor, Stuart, Regency, Victorian and Edwardian housing stock. With its bustling twice-weekly market, mix of independent shops, cafes, pubs and restaurants, open green spaces, fifteenth century parish church, Hedge and Turf Mazes, common with open air gym and play equipment, the half-timbered Guild Hall and the ruins of Walden Castle, it is an absolute delight. In addition, with its location halfway between Cambridge and Bishop's Stortford, it is very well connected, with the M11 accessible to the north and the station at Audley End just over three miles away with a regular frequent train service connecting the area with London Liverpool Street as well as Cambridge. Saffron Walden is very popular with families as there are several primary schools and the County High School which is rated Outstanding by Ofsted. The Jacobean mansion of Audley End has beautiful gardens and a miniature railway, Linton Zoo and Duxford Imperial War Museum are within easy reach and the surrounding countryside is dotted with pretty villages.



All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only 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 must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.



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