



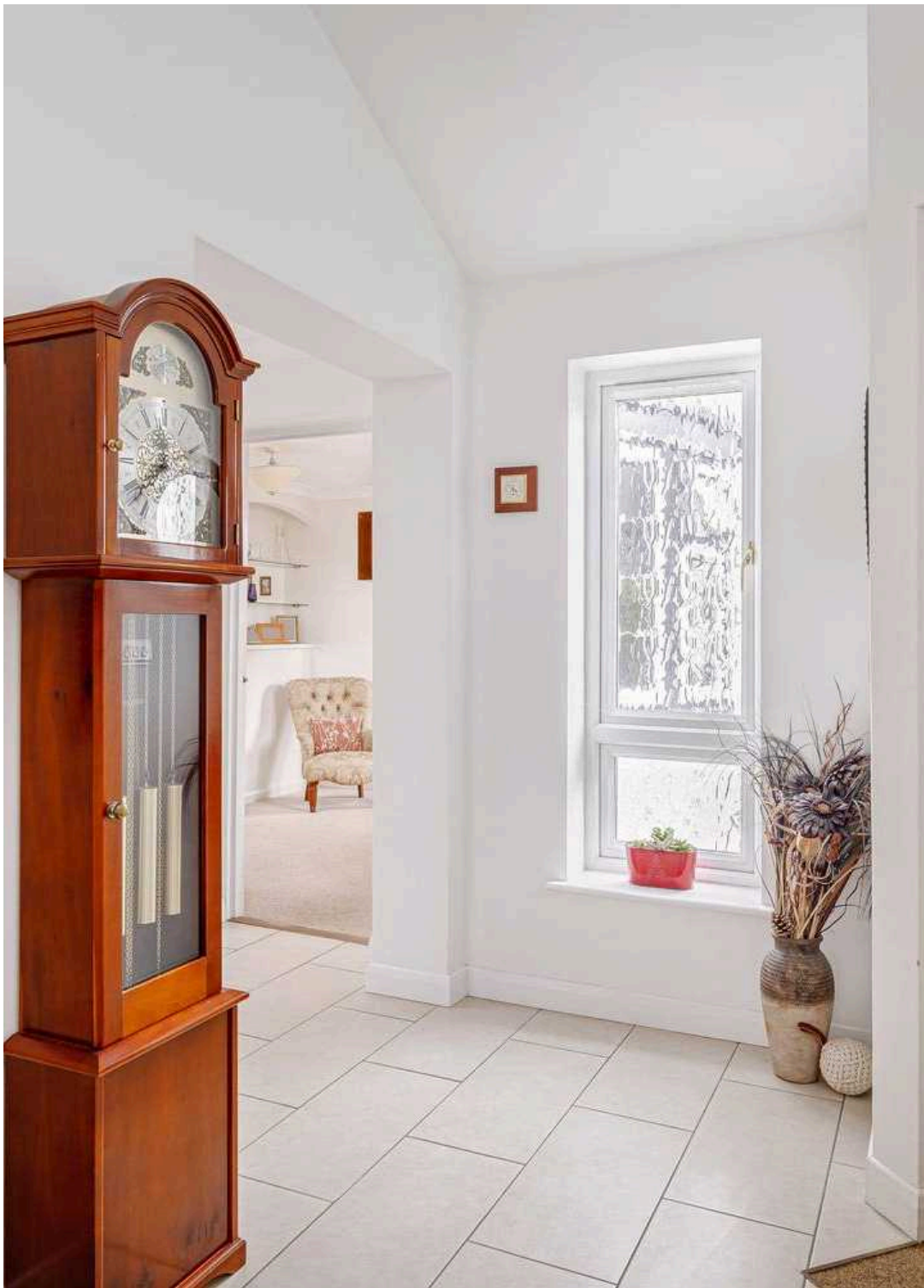
21 Mill Lane

Saffron Walden, Essex









## 21 Mill Lane

Saffron Walden, Essex

Nestled at the end of Mill Lane, this exquisite family home in Saffron Walden beautifully combines the charm of its 1840 origins with the elegance and convenience of contemporary living. Originally a quaint two-bedroom cottage, the property has been thoughtfully extended and transformed into a spacious 2,500 sqft residence.

Set on a generous 0.25-acre plot, this home provides a tranquil retreat while being just a 0.5-mile stroll from the bustling market square and situated within the catchment area of the Ofsted-rated 'Outstanding' Saffron Walden County High School.

Upon entry, you are welcomed into a bright hall that leads to a variety of versatile living spaces. The living room, a testament to the home's heritage, exudes warmth and character with its Stovax wood burner, south-facing bay windows that flood the room with natural light, and period features. Hidden within the living room are doors that lead to the cellar, which was tanked and converted into a study in 2002, making it an excellent home office or creative studio.

A standout feature of this property is the cinema room, meticulously converted from a barn in 2010. This entertainment haven boasts a wood-burning stove, a concealed projector screen, and a built-in surround sound system—perfect for cosy movie nights, sporting events, or family gatherings.

The kitchen showcases a solid wood design by local firm Goddards Interiors, completed in 2013. It features sleek granite work surfaces and high-quality Neff appliances, making it an ideal space for family meals or entertaining.

Adjoining the kitchen, the garden room offers seamless access to the outdoor spaces through sliding doors, creating a harmonious indoor-outdoor flow. This versatile space is plumbed and equipped with electrics, providing the option to relocate the kitchen if desired.









Upstairs, you will find four well-proportioned bedrooms. The principal bedroom includes a dressing room and a luxurious en-suite bathroom, accessed by a staircase from the garden room. The other three bedrooms, along with the family bathroom, are conveniently accessed from a staircase in the hallway. Bedroom two features built-in wardrobes, while bedroom three offers its own en-suite shower room.

Externally, the property boasts a variety of delightful outdoor spaces. The front driveway accommodates four vehicles comfortably, and the rear garden has been designed for wildlife.

Two patio areas provide ample opportunities for dining and relaxation. The lower patio, accessible via a stable door from the kitchen or garden room, leads to beautifully landscaped gardens. The upper patio features an oak-framed outdoor kitchen, perfect for summer barbecues.

Adjacent to the lawn, an established pond serves as a picturesque focal point, and a charming wooden seating area, affectionately known as the "bus shelter," offers stunning views of the garden and the rolling countryside beyond.

This home masterfully blends historical charm with contemporary living, ready to welcome its next family. Its prime location, exquisite finishes, and versatile spaces make it a unique offering in the sought-after town of Saffron Walden.

**Agents Notes:**

Tenure: Freehold

EPC Band TBC

Uttlesford District Council - Band F - £3,210.42 pa

All Mains Services Connected

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

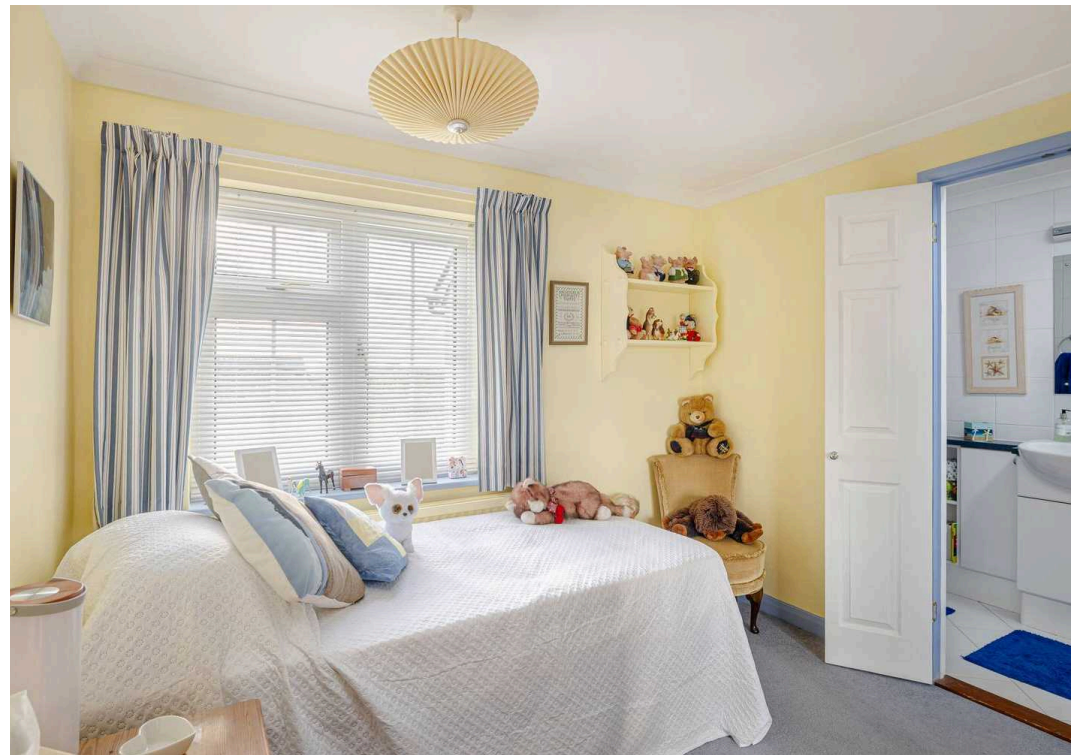












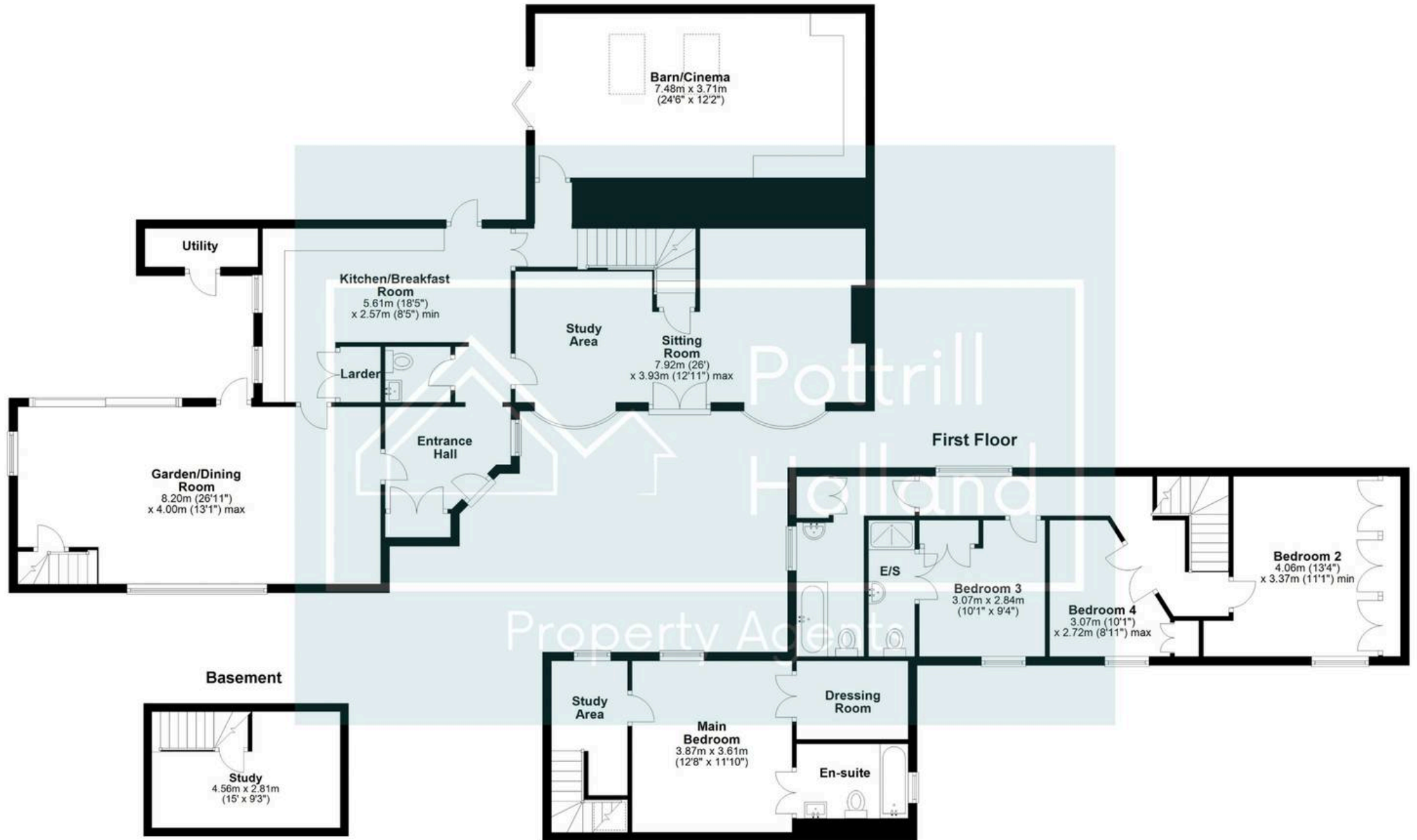








**Ground Floor**



Approx gross internal floor area 232 sqm (2500 sqft)









## Pottrill Holland Property Agents

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Please note that all measurements are approximate and in metric units with imperial equivalents provided for guidance only. The fixtures, fittings, and appliances mentioned have not been tested. Internal photos are for general information only. For a free valuation, contact the numbers on the brochure.