



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



Holly House

17 Farmadine Grove | Saffron Walden | Essex | CB11 3DR

Offers In Excess Of: £899,999



A rarely available and beautiful 4 bedroom detached family house, located in a much sought after area within close proximity to Saffron Walden town centre.

ACCOMMODATION

Holly House is a superb and rarely available 4-bedroom detached family home of excellent proportions sitting within a good size plot with mature grounds, including a sunken garden accessed via the basement rooms and from the main garden. The house is ideally located tucked away in this much sought after located just a short distance from the town centre and local schooling. This wonderful individual property is in need of some modernisation but offers excellent scope for improvement and possible extension due to its large plot, subject to the necessary planning approvals. The generous and characterful living accommodation currently comprises on the ground floor of a spacious entrance hall with attractive solid oak door, utility room, cloakroom, a good size living room with dual aspect windows, a kitchen and a dining room which leads into a conservatory to the rear. The first-floor accommodation comprises of a principal bedroom with en suite, a further 2 good size bedrooms, and a family bathroom all accessed off a beautiful spacious landing. There is also a basement room which can be used as a 4th bedroom/ office. The property is located in a much sought-after area, within close proximity to Saffron Walden town centre, and within catchment of Saffron Walden County High.

FEATURES

- A rarely available 4-bedroom detached house occupying a large plot situated close to the town centre.
- Well proportioned family living accommodation, including 4 bedrooms, all of which are generous doubles, an en suite shower room and a family bathroom.
- Situated in one of Saffron Walden's most sought-after locations.
- A mature enclosed rear garden.
- Off road parking for a number of vehicles.

OUTSIDE

The property sits behind a driveway providing off road parking for a number of vehicles. To the side and rear of the property is a beautiful garden which is laid to lawn with a variety of mature trees, shrubs and well stocked borders. There is also a sunken garden which features a further paved patio area and is accessed via the basement rooms and from the main garden.

PLOT

Located in front of the property, within the current garden, there is a plot of land with the potential to erect a new one-bedroom dwelling and associated parking UTT/19/1295/FUL.

SERVICES

All mains services are connected.

LOCATION

Holly House is ideally situated within easy reach of 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 treelined 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.

COUNCIL TAX BAND

F

EPC RATING

D

TENURE

Freehold

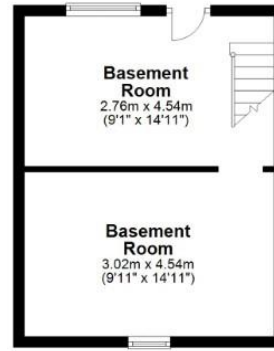
LOCAL AUTHORITY

Uttlesford District Council



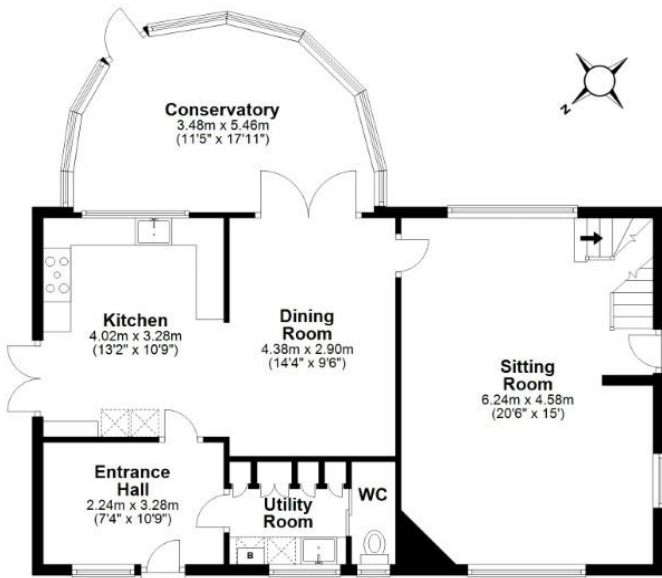
Basement

Approx. 26.7 sq. metres (267.3 sq. feet)



Ground Floor

Approx. 85.6 sq. metres (921.1 sq. feet)



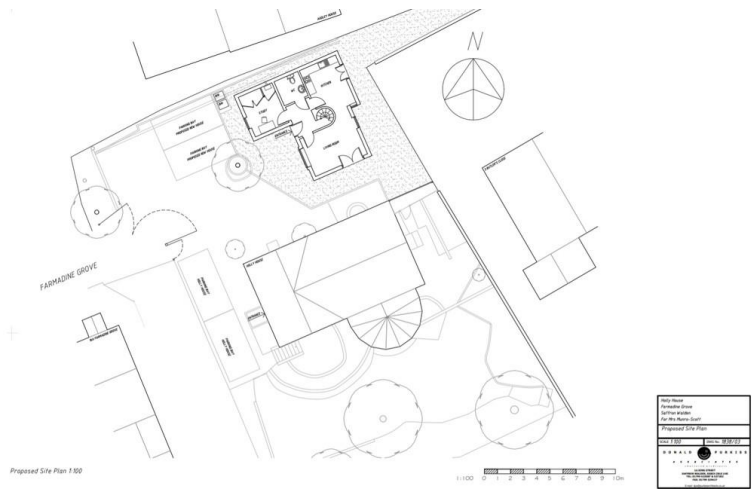
First Floor

Approx. 70.7 sq. metres (761.5 sq. feet)



Total area: approx. 183.0 sq. metres (1969.9 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.



The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



