



21 Mill Lane, Saffron Walden
CB10 2AS



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21 Mill Lane

Saffron Walden | Essex | CB10 2AS

Guide Price £1,250,000

- Attractive family house extending to 2,500 sqft
- 4 bedrooms, 3 bathrooms
- 3 Reception Rooms
- Large Driveway Providing Ample Parking
- Attractive Enclosed Garden
- Quiet Tucked Away Position
- Ideally Located In The Heart Of Town
- Viewing Highly Recommended

The Property

A highly individual and rarely available 4 bedroom detached family home, benefitting from a generous plot, nestled away at the end of this quiet lane, ideally located just a short distance from Saffron Walden town centre.

The Setting

Conveniently situated to the north of Saffron Walden town centre, offering easy access to local schooling, recreational facilities and a variety of shops and amenities that Saffron Walden has to offer, to include a twice weekly market, a selection of independent retailers along with Waitrose and Tesco's stores. There are a number of primary and secondary schools including R A Butler, St Thomas Moore and Saffron Walden County High School. For the commuter, Audley End Station is within 3 miles which provides a regular service to London Liverpool Street in approximately 55 minutes, and Tottenham Hale approximately 30 minutes to the Victoria Line. Alternatively, the M11 can be accessed at Junctions 8 and 9. Stansted Airport is within 19 miles and Cambridge within 15 miles to the North.

The Accommodation

21 Mill Lane is an attractive and well appointed 4 bedroom family home, providing versatile living accommodation extending to approximately 2,500 Sqft. The property sits on a generous plot with off road parking for several vehicles as well as boasting a large, beautiful mature garden to the rear. Perfectly placed at the top of this no-through lane, it is nestled away being just a stone's throw from the common and town centre. Through the front door you enter the hall with doors leading off to the main front Sitting Room, the Garden/Dining Room and Cloakroom. There is also a generous cloaks cupboard. The entrance hall leads through to the kitchen. The front south facing Sitting Room provides a seating area around a log burner, a study area and a door leading down to a study in the basement. There are also French doors opening onto the raised front terrace. The generous light and airy Garden/Dining Room with windows to the front and side aspects as well as sliding doors and a part glazed stable door opening on to the garden courtyard. Stairs lead off from this room to the principal bedroom suite including an en-suite bathroom fitted with a panelled bath with shower over, wash hand basin and WC plus separate dressing room. There is also another study area on the landing. Velux windows provide light to both areas in addition to windows overlooking the rear garden.





Set to the rear of the property is a Kitchen/Breakfast Room, fitted with a range of base and eye level units with work surface over, incorporating a sink unit and 4 ring gas hob with extractor hood over. Built in appliances include a fridge with freezer compartment, dishwasher and double oven, with warming tray below. There is a window to the side aspect and part glazed stable door providing access to the rear garden. An internal door provides access to a small rear lobby with stairs leading to the Barn/Cinema and first floor living accommodation. The Barn/Cinema provides a large seating area around a log burner, attractive exposed timbers, velux windows and sliding doors to the rear garden. It also includes fully fitted fridge, freezer, wine racks and sink with storage beneath. A pull down ladder leads up to a storage mezzanine which also houses the drop down cinema projector and screen. The cinema system also provides surround sound speakers built into the walls. On the first floor the property benefits from the 3 remaining bedrooms, one of which includes an en-suite shower room. In addition there is a family bathroom.

Outside

The property sits on a generous plot with a large tarmac drive providing off road parking for a number of vehicles, there is a paved patio area along the front of the property, and a side gate providing access to the rear garden. To the rear, the property benefits from a beautiful mature garden, with a large, paved terrace adjoining the property incorporating a covered BBQ and garden kitchen, a graveled seating area and summer house. The rear of the garden is mainly laid to lawn (part wild flower meadow) with a variety of trees, shrubs and bushes as well as an attractive pond surrounded by flowering borders. Accessed from the paved courtyard is a useful outside Utility Room.

Services

Mains electric, water and drainage are connected. Heating is gas fired. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Detached

Property Construction – Standard Construction

Local Authority – Uttlesford District Council

Council Tax – F

EPC Rating - D





Approx gross internal floor area 232 sqm (2500 sqft)

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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