



The Old Manse, 4 West Road  
CB11 3DS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS

# The Old Manse

4 West Road | Saffron Walden | CB11 3DS

Guide Price £1,650,000

- A handsome, double fronted period property with stunning character features
- Accommodation over three floors extending to approximately 3491 sqft
- Eight bedrooms/ four bathrooms
- Attractive established walled garden
- A generous plot of 0.13 acre
- Detached tandem garage and off road parking
- An enviable position just a short walk from the town centre and highly regarded local schooling
- EPC: E / Council Tax Band: G

## The Property

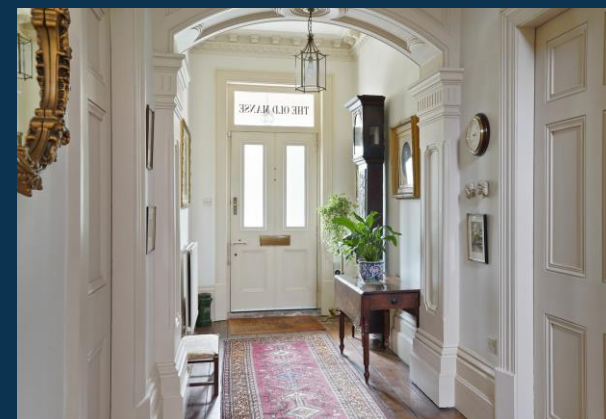
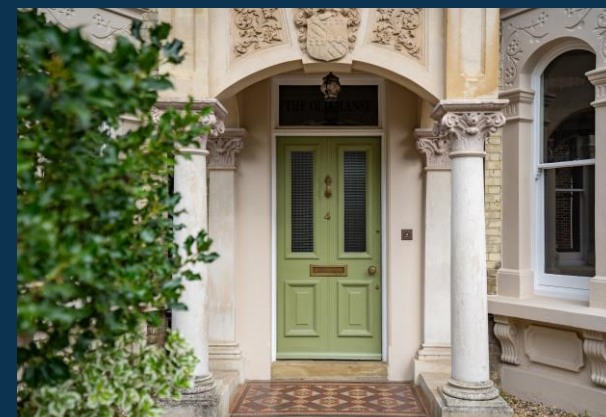
An imposing and rarely available eight bedroom residence of excellent proportions, sitting on a generous plot with mature gardens. The property has been lovingly maintained by the current owners, who have occupied the property for over 30 years. This impressive property occupies a superb position on this much sought after residential road benefiting from a detached garage and off-road parking.

## The Setting

West Road is a desirable and established residential area conveniently situated just a short distance from the town centre which offers a good range of facilities including a twice weekly market, a selection of independent retailers and a Waitrose store. The property is ideally situated for Saffron Walden County High as well as other local schooling. For the commuter Audley End Station is within 2 miles which provides a regular service to London's Liverpool Street in approximately 55 minutes. Alternatively, the M11 can be accessed at junction 8, Bishop's Stortford. Stansted Airport is within 19 miles and Cambridge within 15 miles to the north.

## The Accommodation

This impressive home provides beautiful and characterful living accommodation, typical of a property from its era, extending to approximately 3491 square feet. The property boasts many original features throughout, with wonderful high ceilings and ornate coving, and large windows providing the property with an abundance of natural light.





In detail, the property comprises an impressive entrance hall providing a real sense of grandeur with stairs rising to the first floor and doors to the adjoining rooms. To the right sits the dining room and to the left the generous drawing room. To the rear of the property is a cosy sitting room, with patio doors leading onto the superb rear garden. The kitchen/ breakfast room, with AGA, is filled with natural light and wonderful views over the rear garden. It is fitted with an extensive range of units with work surface over and sink incorporated. Integrated appliances include fridge/freezer, electric oven and gas hob with extractor fan over. There is space for a dishwasher and washing machine. The ground floor is completed by a cloakroom with WC and wash hand basin. Also accessed from the entrance hall is a cellar, which provides a useful storage area.

The large first-floor landing has doors leading to four double bedrooms and family shower room. Bedroom one is of generous proportions with an extensive range of built in wardrobes and attractive bay window. The ensuite shower room comprises a shower enclosure, WC, wash hand basin and heated towel rail. Bedroom four benefits from built in wardrobes and window to front aspect. Bedroom five is currently utilised as a study and has two windows to rear aspect. Bedroom seven has two windows to rear aspect. The family shower room comprises shower enclosure, WC, wash hand basin and heated towel rail.



The staircase to the second floor has an attractive original stained-glass window and leads to four further bedrooms and a family bathroom. Bedroom three is currently a games room with window to front aspect and fireplace. Bedroom two has window to front aspect, built in storage, fireplace and ensuite, comprising shower enclosure, WC and wash hand basin. Bedrooms six and eight have windows to rear aspect and feature fireplaces with mantle over. The family bathroom comprises panelled bath, WC and wash hand basin.

## Outside

To the front of the property is a small, gravelled garden with mature trees and shrubs creating a degree of privacy. To the right is a pathway providing side access to the rear garden. To the left is a driveway leading to the tandem garage and off-road parking.

The attractive rear garden is a particular feature of the property which is laid mainly to lawn with a variety of established shrubs, plants and fruit trees. A delightful patio area provides an ideal space for al fresco dining and outdoor entertaining. In the far corner is an additional seating area. There is space for a greenhouse behind the tandem garage.

## Services

All mains services are connected.

## Local Authority

Uttlesford District Council

## Council Tax

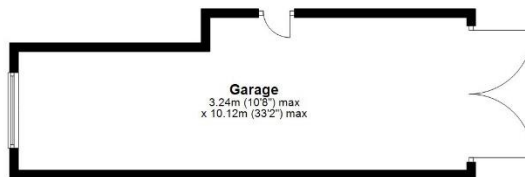
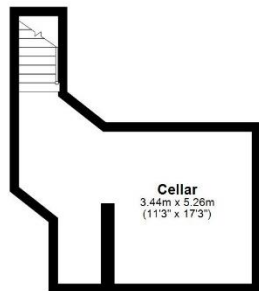
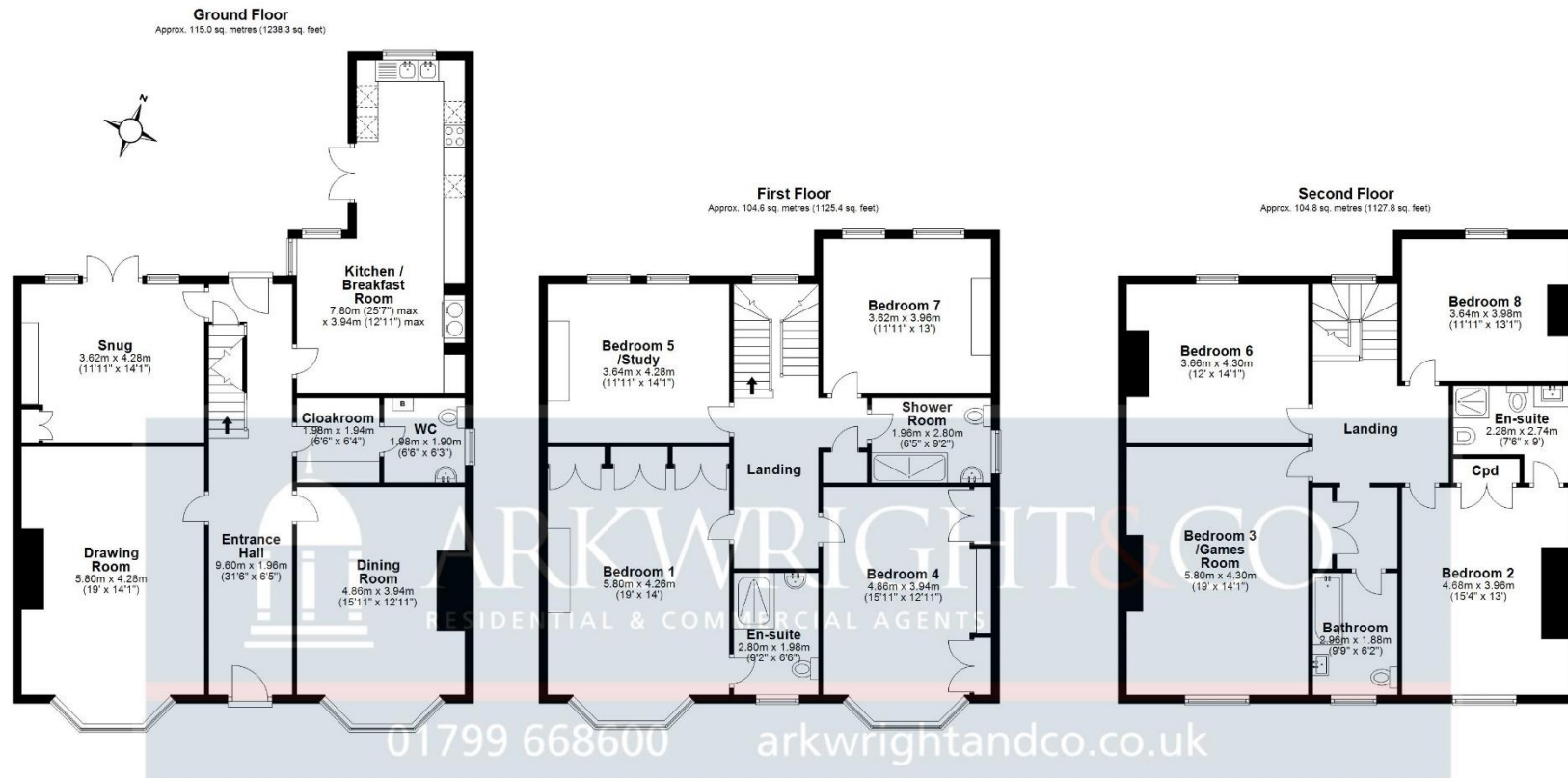
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Total area: approx. 324.4 sq. metres (3491.5 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

Approximate Gross Internal Area:	
Main House =	324.4 sq m / 3491.5 sq ft
Cellar =	19.2 sq m / 206.6 sq ft
Garage =	30.3 sq m / 326 sq ft

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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