



5 Prospect Place

Saffron Walden, Essex





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Situated at the end of a private lane, **5 Prospect Place** offers a unique blend of seclusion, spaciousness, and style, all just a short walk from Saffron Walden's historic Market Square, esteemed schools, and various amenities.

This remarkable four-bedroom family home includes a one-bedroom annexe, beautifully landscaped gardens, and over 3,500 square feet of versatile living space, conveniently located only 0.6 miles from the town centre. The home is meticulously presented across three levels and features a separate one-bedroom annexe, making it perfect for multi-generational living, guest accommodation, or potential rental income.

The welcoming porch leads into a bright and spacious entrance hall with wood flooring and elegant finishes. A generous study at the front of the house is perfect for home working, while the main reception room at the rear boasts French doors that open onto a raised terrace with views of the gardens beyond. Additionally, there is a separate family room and a cloakroom on this floor, providing flexible living and entertaining space.

The lower ground floor serves as the heart of the home, featuring an expansive open-plan kitchen, dining, and living space with tiled flooring, recessed lighting, and triple-aspect windows. The kitchen is outfitted with cream shaker-style units, a central island, integrated appliances, and ample storage, while bi-fold doors lead to the garden.

A further garden room, filled with natural light from skylights and glazed doors, offers a tranquil space to relax or entertain with unobstructed views of the landscaped garden. Beyond this, there is a large bedroom on the lower ground floor with an en suite shower room, ideal for guests or as a private suite for an older child or relative.





Upstairs, the first floor comprises three additional double bedrooms, all thoughtfully designed with dormer windows, clever storage solutions, and soft neutral tones. The principal bedroom features its own sleek en suite, while the second bedroom also benefits from a private shower room. A family bathroom serves the third bedroom.

Detached from the main house, the stylish one-bedroom annexe is located above the garage and accessed via its own private staircase and sun deck. Inside, the space is efficiently arranged with an open-plan living/bedroom area, a kitchenette, and a modern bathroom, perfect for visitors, an au pair, or even as a home studio or Airbnb.

Outside, the extensively landscaped gardens create several zones for entertaining, relaxation, and play. Highlights include a central astroturf lawn, a raised decked seating area, a timber gazebo, a charming summerhouse, and a gravelled terrace surrounded by mature plantings, all fully enclosed for privacy. The front of the property is gated and offers ample off-road parking and a double garage.

The location is outstanding, just 0.6 miles from Saffron Walden Market Square and a short walk to R.A. Butler Primary School and Saffron Walden County High School (rated 'Outstanding' by OFSTED). Excellent commuter links are also nearby via Audley End Station, which offers regular services to London Liverpool Street.

Stylish, spacious, and wonderfully private, 5 Prospect Place is a truly versatile home in a sought-after setting, ideal for modern family life.

Agents Notes:

Tenure: Freehold

EPC Band C

Uttlesford District Council - Tax Band F - £3,342.69 pa

Mains Services Connected

Mobile Coverage: Good Coverage From All Major Networks (Ofcom)

Broadband Coverage: Superfast Available, 53 Mbps (Ofcom)











Approx gross internal floor area 330 sqm (3550 sqft) excluding Garage





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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.