



30 Church Street

Saffron Walden





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Set in the heart of Saffron Walden, **30 Church Street** is a charming Grade II listed home offering approximately 904 sq ft of accommodation across four floors. With two bedrooms, beautifully exposed timbers and a rear courtyard, it combines historic character with the convenience of town centre living.

The house retains late sixteenth-century timber framing, with early nineteenth-century rebuilding contributing to its appearance today. Its softly coloured frontage, projecting bay windows and tiled roof make an attractive addition to this historic street.

Inside, the welcoming ground floor reception room showcases substantial ceiling beams, timber floorboards and an exposed brick fireplace. Currently arranged for dining, this inviting space is equally suited to use as a sitting room, with the bay window drawing in natural light.

To the rear, the kitchen pairs grey cabinetry with wooden worktops, complemented by exposed wall timbers, a built-in oven and hob. Steps lead to the enclosed courtyard, providing a manageable outdoor space for pots and a bistro table.

The basement provides a second characterful reception room, currently used as a snug with a study area. Exposed beams, wall panelling and a brick fireplace recess create an appealing setting for relaxing or working from home.

On the first floor, a double bedroom features a bay window, exposed timbers, fitted storage and a decorative fireplace. The spacious bathroom includes a freestanding clawfoot bath, separate shower enclosure and marble-effect tiling, illuminated by a rooflight. A further generous bedroom occupies the second floor, where a vaulted ceiling and exposed roof timbers provide a particularly memorable feature.



With independent shops, cafés, restaurants and the historic market square just a short stroll away, this distinctive home is perfectly placed to enjoy everyday life in beautiful Saffron Walden, named the UK's best place to live in 2025 by The Sunday Times.

Agent's Notes:

Tenure: Freehold | Listing: Grade II Listed

Local Authority: Uttlesford District Council.

Council Tax: Band C – £2,144.09pa | EPC: D

All Mains Services Connected

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

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

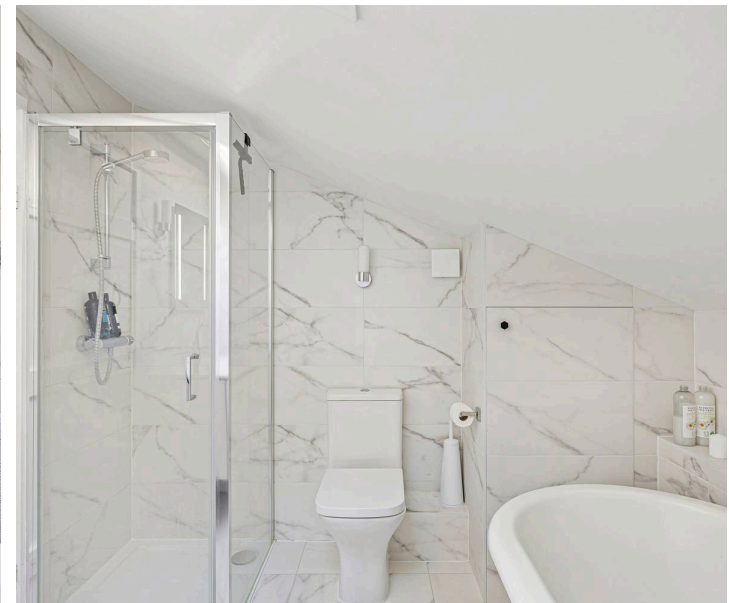
Parking: There is no designated parking.

Location:

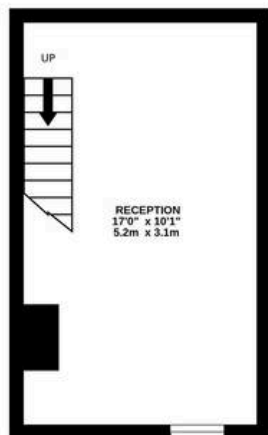
Church Street places you in the heart of Saffron Walden, moments from independent shops, cafés, restaurants and the market square. Named The Sunday Times' best place to live in 2025, the town combines historic charm with everyday convenience, while nearby Audley End station provides rail connections to Cambridge and London.

Key Features

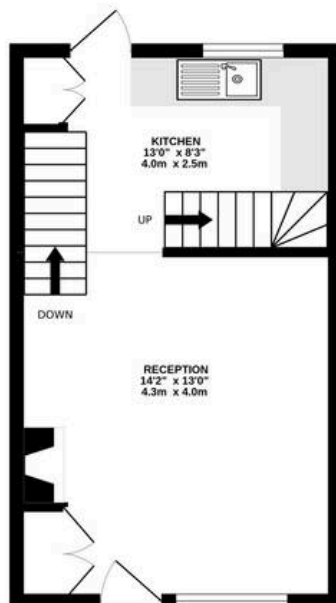
- Charming Grade II listed home in the heart of Saffron Walden
- Two bedrooms and approximately 904 sq ft arranged across four floors
- Two versatile reception rooms, including a characterful basement snug
- Exposed timber framing, attractive fireplaces and traditional bay windows
- Stylish bathroom with freestanding clawfoot bath and separate shower
- Fitted kitchen opening onto an enclosed, low-maintenance rear courtyard



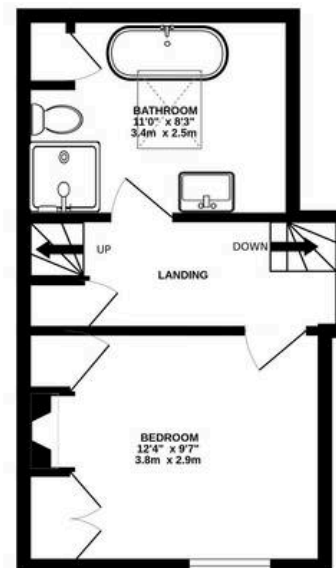
BASEMENT
168 sq.ft. (15.6 sq.m.) approx.



GROUND FLOOR
287 sq.ft. (26.7 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.7 sq.m.) approx.



2ND FLOOR
184 sq.ft. (17.1 sq.m.) approx.

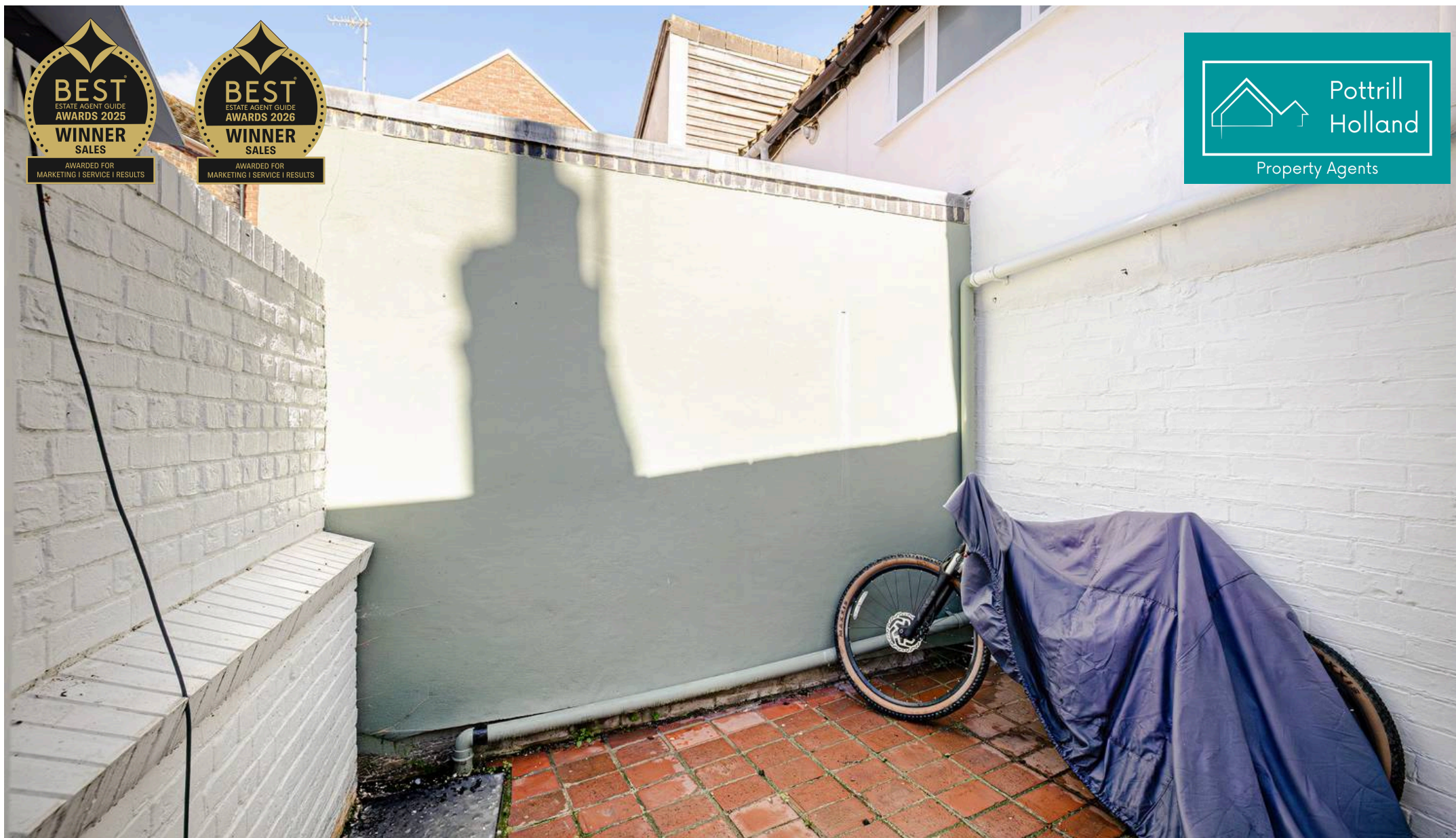


TOTAL FLOOR AREA : 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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