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Listed former Rectory in the heart of Saffron Walden

The Old Rectory, 18 Castle Street, Saffron Walden CB10 1BP

Freehold

savills

Local information

• The medieval market town of Saffron Walden has extensive facilities including Waitrose and Tesco supermarkets and a range of independent shops and restaurants and a vibrant market on Saturdays.

• Audley End station offers services to London Liverpool Street and Cambridge. For the road commuter the M11 (Junctions 8 & 9) are 11 and 7 miles respectively. The M11 leads south to Stansted airport which offers an express train service into London Liverpool Street together with domestic and international air services. The M11 connects with the M25 and central and east London via the A406 and the A13. Stratford International Station provides non-stop services on the Eurostar into continental Europe.

• Local independent schools are found in Saffron Walden including Dame Bradbury's (part of the Stephen Perse Foundation) whilst Felsted and Bishop's Stortford College are a little further afield. For local state schooling there is Saffron Walden County High. Further schooling is available in Cambridge including renowned prep schools such as King's & St John's College Schools and St Faiths, secondary schools include Perse CoEd, Perse School for Girls and The Leys.

About this property

The Old Rectory is a fine red brick built property which is Grade II listed and dates back t o 1793. A typical square double pile plan it has later 20th century additions and was converted to use as a doctors surgery in 1983.

The house occupies an elevated site to the west of Saffron Walden's magnificent parish church right in the heart of this pretty and historic medieval market town.

Externally the building has many features typical of the late Georgian era including double hung sash windows, dentilled eaves and a hipped gabled roof. Consent was granted on the 29th January 2021 (UTT/20/3355/FUL) for Change of Use from surgery to dwelling. Listed building consent will be required for any changes required to the structure. The layout internally which is shown in the attached plans would require very few changes to revert to residential occupancy and the plans show that the property, which has a floor area of 5,225 sq ft overall would make a substantial single property in a very desirable location. Some features are in evidence internally such as panelled doors and the aforementioned sash windows and the proportions of the main rooms are typical of the era.

The opportunity to create a house from this fine building is an unusual one in such a position in the town.

The site is accessed from Museum Street between tall brick piers, and this leads into a large parking forecourt. To the rear is

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an enclosed garden with tall yew hedges to the church boundary.

NOTE:
The former Coach House to the left upon entry into the forecourt is in separate ownership. This property has a pedestrian right of way only.

The Old Rectory title is subject to covenants including standard Church Commissioners covenants further details of which can be obtained from the vendors sole agents.

In all 0.32 of an acre.

Tenure
Freehold

EPC rating = Exempt

Viewing
Strictly by appointment with Savills

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Approximate Area = 485.4 sq m / 5225 sq ft
Cellar = 38.3 sq m / 412 sq ft
Total = 523.7 sq m / 5637 sq ft
Including Limited Use Area (39.3 sq m / 423 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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