

**Property reference number: - 094-765 (SAFFRON WALDON)**

Home to a couple who are looking to house swap any time of year:

It does not need to be in the school holidays.

**KEY INFORMATION...**

Bedrooms available:-	Bedrooms 1 Double with en-suite 2 Twin (one is currently a single with guest bed underneath which would also fit in the other twin room to leave a large single) Nursery - junior bed (up to about 7yrs), cot and swinging crib. There is a lot of flexibility and the guest bed and cots etc. could be used in either of the twin rooms and guest bed put in nursery if preferred. Max- 6 adults and 3 children. (But blow up mattress available for another adult or child)
Children welcome?:-	Yes, any age group (but need to be aware of raised pond)
Pets that live here:-	None at present – dog died 2 yrs ago so should be hair free by now
Re: dogs:-	They would consider a well behaved dog staying.

Saffron Walden is a small attractive market town in rural Essex and is within an easy drive to the rolling countryside on one side and the big town amenities on the other. There is an abundance of pretty pubs, thatched cottages and architecture ranging from Elizabethan to present day. The town has the usual chain retail outlets but includes a great selection of individual shops and delicious eating places. This is a fantastic base to explore East Anglia. <http://www.visitsaffronwalden.gov.uk/>  
[http://www.dayoutwiththekids.co.uk/things-to-do/Saffron\\_Walden](http://www.dayoutwiththekids.co.uk/things-to-do/Saffron_Walden)



This detached house was built about 20 years ago and is situated on a small estate in a quiet and rather lovely location about 7-10 mins walk from the town centre.

There is a large lounge/diner (no TV), a good-sized kitchen with garden/family room just off it with TV, Video, DVD and Freeview. There is a study which will be inaccessible and

a den with small sofa and TV/DVD and built in freeview. We have no major TV packages – just freeview.



The fully enclosed garden is medium-sized and very pleasant, looking out onto open fields. There is plenty of outdoor seating in both sun and shade, and a BBQ which is a bit



old! Children are welcome & there is a pogo stick, a selection of games & toys used by the visiting grandchildren, as well as a high chair, pram & buggy.

Saffron Walden Baptist Church has a large mixed congregation of about 100+ people for the morning worship, favouring a modern evangelical style of worship and visitors are always given a warm welcome but there is a wide range of styles of church locally, and a list of these will be available for house swappers.

<http://www.sw-bc.org/>

Sport and Leisure	Leisure centre in town with swim pool, tennis, badminton, spa & gym. Bowling-1/2 hr drive + other sports. Plenty of pubs, coffee shops and restaurants
Free park for under 12's:-	2 play areas. One on large common, one in local gardens, green space, car park. Excellent play equipment & basketball pitch.
Local places of interest	English Heritage -Audley End estate; Imperial War Museum at Duxford; 2 museums in town; Cambridge -15 mins by train, 30 mins drive; London 50 mins – 1.15 hr by train. Wonderful selection of pretty villages and country inns including The Cricketers in Clavering still owned and run by Jamie Oliver's parents. Suffolk and Norfolk within easy reach.
Entertainment/Arts	Ongoing small events in local 'What's On?' local cinemas, galleries etc.