



Redgates Farm, Redgates Lane
CB10 2LP



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Redgates Farm

Redgates Lane | Swards End | CB10 2LP

Guide Price £2,200,000

- An immaculate Grade II listed country residence in 10 acres of gardens and paddocks
- Fully refurbished and upgraded throughout
- Impressive open-plan kitchen/living space
- Versatile reception rooms with attractive inglenook fireplaces
- Six bedrooms including luxurious principal suite
- Stylish one-bedroom annexe with mezzanine snug
- Equestrian facilities with stables, tack room & paddocks, tennis court & superb outdoor entertaining area with kitchen & fire pit)

The Property

Redgates Farm is an outstanding country residence, occupying a wonderful rural position on the edge of the sought-after village of Swards End and set within approximately ten acres of landscaped gardens, paddocks, and established grounds. Recently the subject of a comprehensive refurbishment by the current owners, the house has been thoughtfully upgraded and reimagined for modern family living, including the installation of a state-of-the-art ground source heating system and solar panels, whilst retaining the character and charm of a traditional Grade II listed country home. The result is a property that feels both timeless and contemporary, perfectly suited to family life, entertaining, and the enjoyment of the countryside.

The Setting

Redgates Farm enjoys a delightful setting on the edge of the highly regarded village of Swards End, a peaceful yet well-connected community just a mile from the market town of Saffron Walden. The village itself offers a welcoming atmosphere with a parish church and village hall at its heart, while Saffron Walden provides a full range of everyday amenities, boutique shops, restaurants, and well-regarded schools, including the County High School.

For those commuting, Audley End mainline station is less than 10 minutes' drive, providing fast and regular services into London Liverpool Street in under an hour. Cambridge, with its world-renowned university, business parks, and cultural attractions, is easily accessible to the north, making Swards End ideally positioned for both work and leisure. The surrounding countryside is a particular feature of the area, offering miles of scenic walks, bridleways, and cycle routes right on the doorstep. The village pub at Radwinter is a short drive away, while the rolling hills of North Essex and South Cambridgeshire provide a quintessential English landscape of farmland, woodland, and historic villages. In all, Redgates Farm combines the tranquillity of a rural position with the convenience of excellent local facilities and swift access to London and Cambridge — a balance that is rarely found in such harmony.





The Accommodation

From the outset, Redgates Farm instantly impresses. A striking pillared entrance with statement electric gates opens onto a sweeping gravel driveway that curves gracefully towards the house and outbuildings, offering a true sense of arrival. This impressive approach sets the tone for the property beyond: a home of scale, style, and exceptional finish.

A most handsome Grade II Listed farmhouse, beautifully restored and thoughtfully upgraded to create a home of exceptional quality. Set within approximately ten acres of grounds and enjoying a peaceful position on the edge of Swards End, the property offers the perfect marriage of period character, modern comfort, and a lifestyle that embraces both family living and country pursuits.

The main house has been the subject of a complete refurbishment by the current owners, who have finished the property to the very highest standard. Period features are celebrated throughout, from exposed timbers to fine fireplaces, yet the house is firmly attuned to modern living, with a state-of-the-art ground source heating system. At its heart, the house has been designed around modern family living.



A superb open-plan kitchen, dining, and living area forms the natural hub, complete with in frame cabinetry, a central island, and space to gather, dine, and relax opening to the formal dining area and welcoming sitting room, centred around an inglenook fireplace. A further reception room and versatile family room creating an enviable balance of sociable and private spaces, each finished with the same level of care and detail.

The accommodation extends to five well-proportioned bedrooms on the first floor, including a luxurious principal suite with dressing area and en-suite bathroom. Each of the bedrooms is generous in proportion, designed to capture natural light and outlooks across the gardens and grounds, creating restful retreats for both family and guests.

Enhancing the property further is a superb one-bedroom annexe, recently created and finished to an exceptional standard. This detached space enjoys vaulted ceilings and dramatic glazing, with bi-fold doors that flood the interior with light and frame views over the lawns and willow tree. The open-plan living and kitchen area provides a stylish yet practical space, while a ground floor bedroom and shower room, together with a mezzanine snug above, make it ideal for guests, extended family, multi-generational living or even a holiday let.

Outside

The setting is as impressive as the accommodation. The house is surrounded by sweeping lawns, a family tennis court, and post-and-rail paddocks, while a stable yard, tack room, feed store, and workshops provide excellent equestrian facilities. A floodlit ménage completes the picture, making this a property that truly caters for the country enthusiast.

To one side, the gardens open onto a superb entertaining area: a large paved terrace with a hot tub, outdoor kitchen, covered dining space, and a fire-pit seating zone. Whether it's summer evenings with friends gathered under festoon lighting, or quiet winter afternoons by the fire, this area has been designed to bring people together and enjoy the outdoors year-round. Redgates Farm is, quite simply, a home of rare quality, combining the charm of a listed farmhouse, the convenience of a turnkey renovation, and the delights of a country estate setting.

Services

Mains electric and water **are connected**. Drainage via a private system. Heating is via electric ground source pump. Ultrafast broadband is available and mobile signal is ok.

Tenure – Freehold

Property Type - Detached

Property Construction – Timber framed and plastered

Local Authority – Uttlesford District Council

Council Tax – G











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