



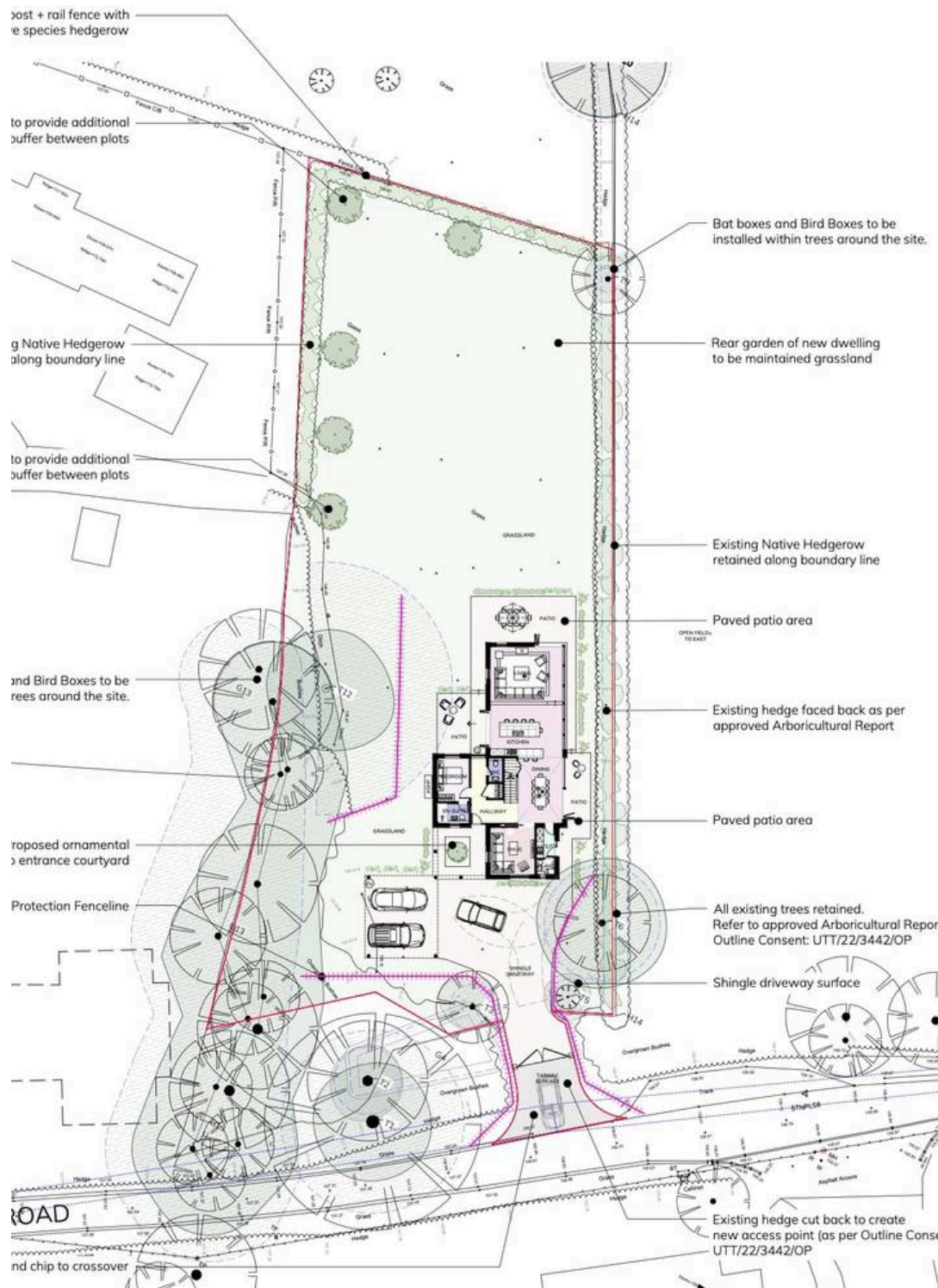
## Land Adjacent to Durham Barn

Roman Road, Radwinter, Nr. Saffron Walden









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Roman Road, Radwinter, Nr. Saffron Walden

A rare opportunity to acquire a generous 0.5-acre plot of land in a picturesque rural setting between the sought-after villages of Wimbish and Radwinter. This prime site benefits from approved planning permission (UTT/24/2627/DFO) for an architecturally designed, contemporary residence spanning approximately 2,900 sq. ft., thoughtfully crafted to maximise the stunning rolling countryside views.

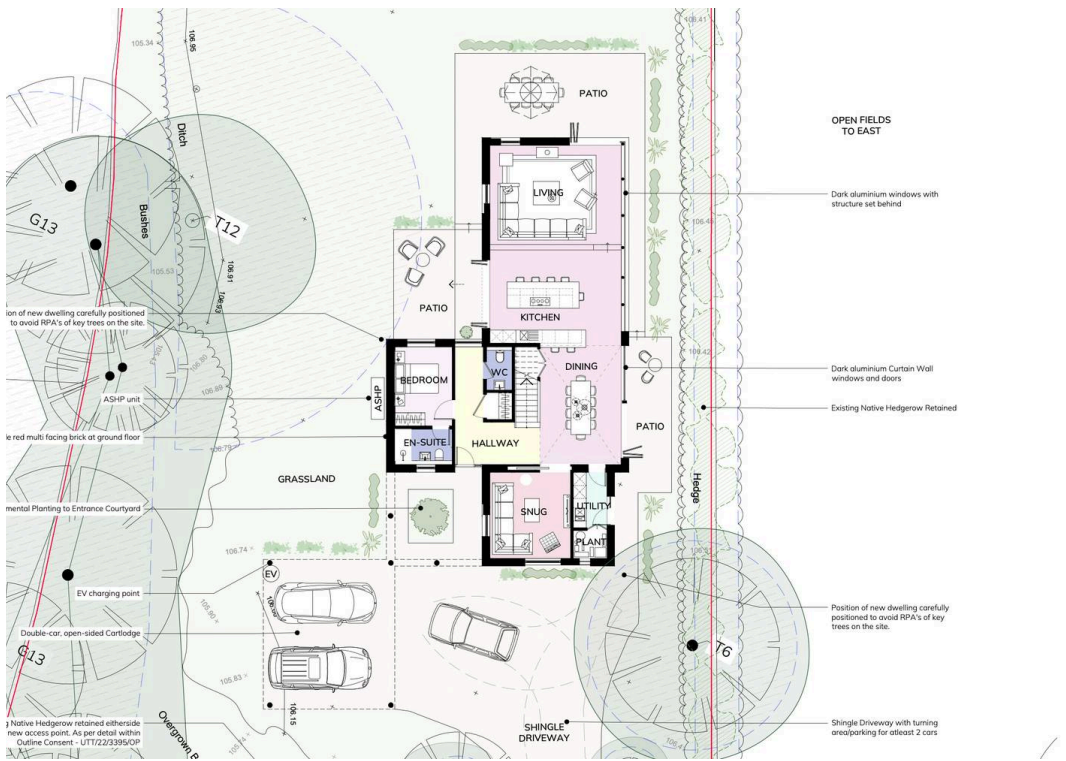
The proposed home is designed with modern family living in mind and features a striking combination of traditional and contemporary materials, including handmade red multi-facing brickwork, dark timber cladding, and large aluminium-framed windows. The ground floor layout is thoughtfully planned, showcasing an open-plan kitchen, dining, and living area that seamlessly connects to the landscaped garden through full-height glazed doors. It also includes a separate snug, a utility room, and a ground-floor bedroom with an en-suite for flexible living arrangements.

On the first floor, there are three additional generously sized bedrooms, including a principal suite with a private en-suite and dressing area. A frameless glazed balustrade enhances the sense of space and light, while the property's design maximizes energy efficiency with features such as low-profile solar PV panels and an air source heat pump.

Externally, the plans include a double-bay open-fronted cart lodge with electric vehicle (EV) charging, a shingle driveway with ample parking, and a beautifully landscaped garden bordered by native hedgerows and mature trees, offering privacy and tranquillity.

This property is ideally located for those seeking countryside living while remaining within easy reach of Saffron Walden and commuter links. It represents a unique chance to build your dream home in an idyllic setting.







## Key Features:

- Prime 0.5-Acre Plot
- Planning Permission Approved
- Spacious & Modern Layout For A Contemporary 2,900 sq. ft. Home
- Energy-Efficient Design
- Double-Bay Cart Lodge With EV Charging

## Agents Notes:

Tenure: Freehold

EPC Band TBC

Uttlesford District Council - Band TBC - £TBCpa

No Services Currently Connected

Mobile Coverage: Good Outdoor Coverage Across All

Major Networks, Mixed Indoor Coverage (Ofcom)

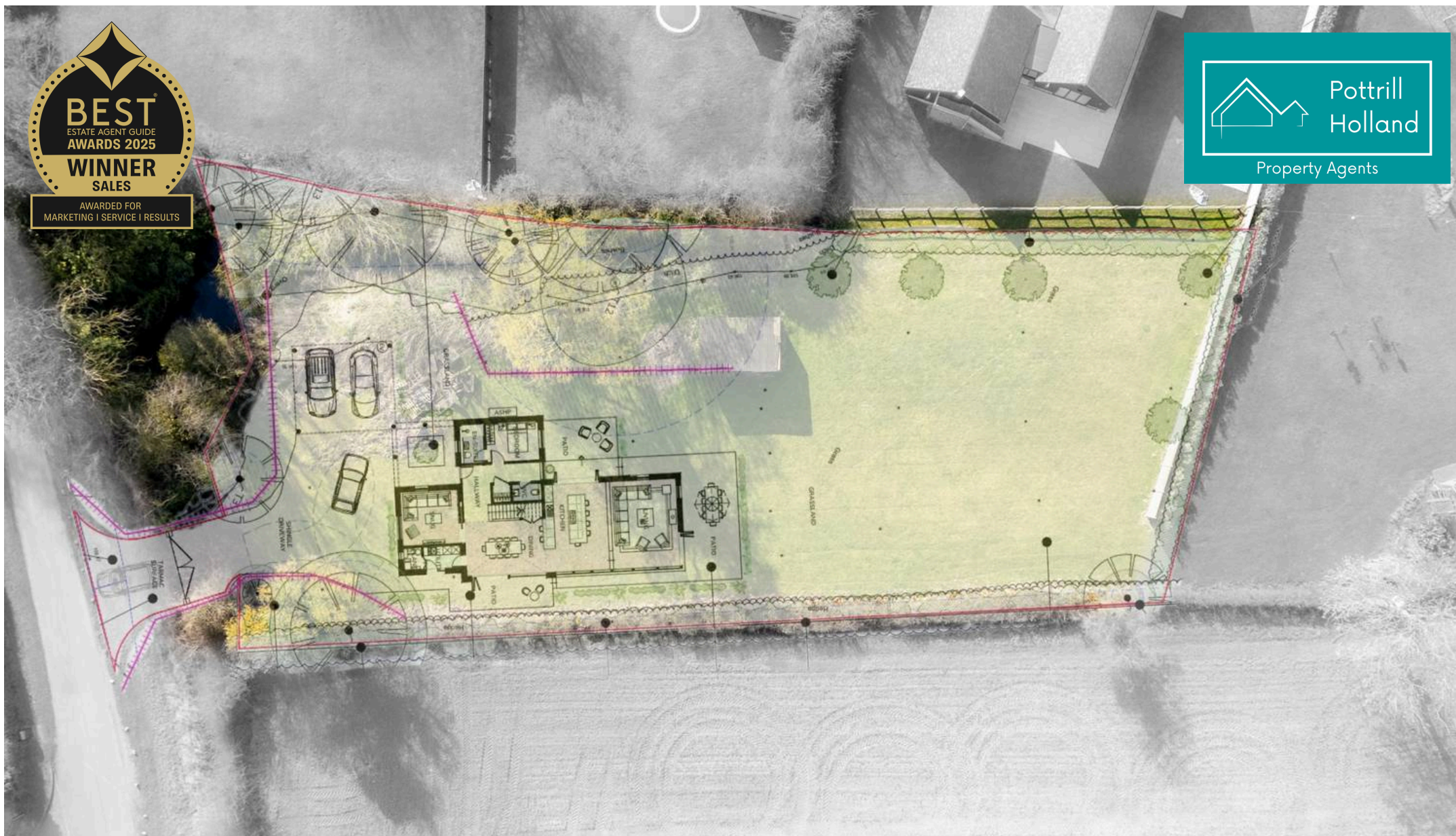
Broadband Coverage: Standard Available, 11 Mbps (Ofcom)

## Location:

Radwinter is a picturesque village in Essex, located approximately 6.5 miles east of the market town of Saffron Walden. Surrounded by rolling countryside, it offers a peaceful rural lifestyle while being well-connected to nearby villages and schools, including easy access to Radwinter and Wimbish primary schools.







## Pottrill Holland Property Agents

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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.