Hollingate, Radwinter End
CB10 2UD

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RESIDENTIAL & COMMERCIAL AGENTS

Hollingate

Radwinter End | Radwinter | CB10 2UD

Offers Over £1,195,000

- Elegant and spacious detached country home in a quiet rural setting on a plot approximately half an acre of beautifully landscaped and private gardens
- Original period details throughout including exposed timbers, timber shutters and bespoke joinery
- Five-bedroom main house with a wealth of flexible reception space
- Principal bedroom suite with dressing room and en suite
- Bespoke kitchen with granite worktops, Aga, Siemens appliances and walk-in larder
- Two formal sitting rooms, plus a light-filled summer room and dedicated study
- Detached two-bedroom annexe with independent access — ideal for guests, multigenerational living or holiday let potential

The Property

A distinctive and beautifully proportioned country home all set within glorious gardens of around half an of an acre.

The Setting

Radwinter is a picturesque and peaceful village in north-west Essex, just 4 miles (around 10 minutes by car) from the thriving market town of Saffron Walden. This historic town offers a superb range of amenities, including a twice-weekly open-air market, a Waitrose, Tesco, Aldi, and a variety of independent shops and delis such as Hill Street Chocolatier and Mini Miss Bread. The town centre is dotted with charming cafes and restaurants like Tipi Coffee Co, Café Coucou, and the all-day bakery and wine bar Chater's. For families, Saffron Walden boasts excellent schools including Saffron Walden County High (rated Outstanding) and Dame Bradbury's Prep, as well as cultural attractions like Saffron Hall, the Fry Art Gallery, and the Saffron Walden Museum. The area also benefits from strong community life, with sports clubs, a leisure centre, and regular events such as the 8 Day Weekend carnival.

Closer to home, Radwinter itself has a well-regarded primary school (Radwinter Church of England Primary), the popular Plough Inn pub serving food and local ales, a beautifully restored parish church (St Mary the Virgin), and an active village hall that hosts community groups, classes, and seasonal events. The village is surrounded by open countryside and footpaths, perfect for walking, cycling, and enjoying nature right from your doorstep. For commuters, Cambridge is just 18 miles away (around 35 minutes by car), while London is easily reached via nearby Audley End Station, with direct trains to Liverpool Street in under an hour. With its combination of rural charm, everyday village amenities, excellent schools, and outstanding connectivity, Radwinter offers an ideal balance of tranquil village life and easy access to vibrant town and city centres.

The Accommodation

Discreetly positioned along a quiet country lane on the edge of the village, Hollingate is the kind of home that rarely comes to market. Full of character, charm and unexpected space, this beautifully crafted property offers the best of refined country living—private, peaceful and perfectly suited to modern family life.

The main house extends to over 2,500 sq ft and unfolds with effortless flow, offering an array of versatile living spaces flooded with natural light. The heart of the home is a beautifully appointed bespoke kitchen with granite worktops, a two-oven Aga, and a clever blend of traditional style and modern convenience. From here, double doors lead to a formal dining room—perfect for hosting—and a series of elegant reception rooms, including two cosy sitting rooms, a home office, and a stunning full-length summer room that captures the garden at every turn. The practicality of the layout has been carefully considered. A utility and boot room, wet room, and cleverly converted garage space provide ample space for busy family life, while thoughtful touches such as underfloor heating, internal timber shutters, and bespoke cabinetry elevate the finish throughout.

Upstairs, the sense of calm continues. The principal bedroom is a luxurious retreat, complete with a dressing room and stylish en suite. Four further bedrooms are beautifully proportioned and served by a well-fitted family bathroom—each space retaining the character and warmth of the original house, with exposed timbers, bespoke joinery, and garden views.

In addition to the main accommodation, a detached two-bedroom annexe sits comfortably within the grounds. With its own entrance, open-plan kitchen/living space, shower room and a pair of first floor bedrooms (each with Juliet balconies), it’s ideal for multi-generational living, guests, or as a high-quality holiday let.

Outside

Outside, Hollingate continues to impress. The gardens are nothing short of idyllic, laid mainly to lawn, with deep borders, specimen trees, and a series of outdoor areas designed for entertaining and unwinding. A paved terrace sits just off the summer room, while a charming shingle path meanders through the garden towards a chicken coop and timber shed, adding a touch of rural charm. At the front, an in-and-out driveway provides extensive parking.

This is a house that has been lovingly maintained and thoughtfully adapted over time, offering scale, style and soul in equal measure. Located just moments from the thriving community of Radwinter, with its excellent primary school and quick links to Saffron Walden, Audley End Station and Cambridge beyond, Hollingate represents a rare opportunity to enjoy a truly special slice of the Essex countryside.

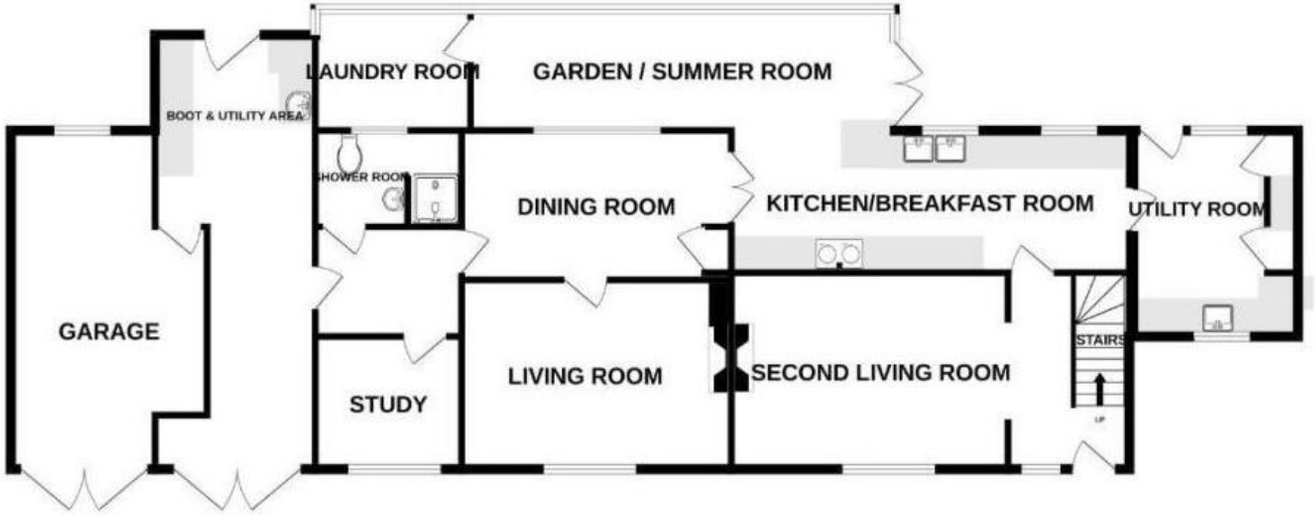
Services

Mains electric and water are connected. Oil fired central heating. Private Drainage is connected. Ultrafast broadband is available and mobile signal is good.

Tenure – Freehold
Property Type - Detached
Property Construction – Brick and timber construction
Local Authority – Uttlesford District Council
Council Tax – TBC

1ST FLOOR
823 sq.ft. (76.4 sq.m.) approx.

GROUND FLOOR
1706 sq.ft. (158.5 sq.m.) approx.



TOTAL FLOOR AREA : 2529 sq.ft. (234.9 sq.m.) approx.
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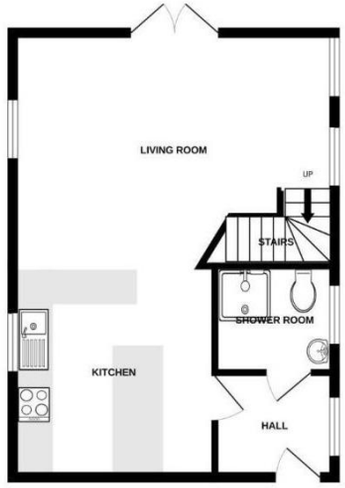
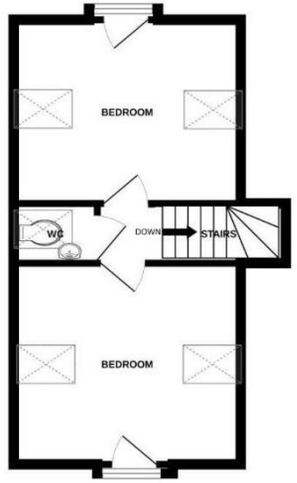
GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
335 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 792 sq.ft. (73.6 sq.m.) approx.
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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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