



Dairy Farmhouse, Radwinter Road, Swards End
Saffron Walden, CB10 2LE



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

Dairy Farmhouse

Radwinter Road | Swards End | CB10 2LE

Guide Price £1,850,000

The Property

Dairy Farmhouse is an exceptional, architect-designed new country house, combining the proportions and presence of a traditional rural home with contemporary architecture, outstanding energy efficiency and a specification designed around modern family life. Occupying a discreet position on a quiet private lane in Swards End, the property has been thoughtfully conceived to sit naturally within its established surroundings. Traditional pitched roof forms, brickwork, timber detailing and slate are balanced by extensive glazing and crisp contemporary lines, creating a substantial yet understated home with a strong connection to its gardens and the surrounding countryside.

Extending to approximately 4,892 sq. ft. including the integral garage and detached annexe/outbuilding, Dairy Farmhouse provides exceptionally generous accommodation arranged principally over two floors. The emphasis throughout is on space, natural light and flexibility, with the house designed to work equally well for everyday family life, entertaining and changing requirements over the years. Importantly, construction is still underway and purchasers who become involved at an early stage will have the opportunity to influence elements of the final specification, including the choice of kitchen, bathrooms and floor coverings from the options available. Full details of the choices and specification can be provided on request.

The Setting

Swards End is an attractive and well-regarded village lying less than two miles from the historic market town of Saffron Walden, offering an increasingly difficult-to-find combination of countryside surroundings and immediate access to the town's amenities.

Dairy Farmhouse enjoys an especially appealing position within the village, approached along a private lane with very little passing traffic and surrounded by established homes, mature trees and open countryside. Close by is Pounce Hall, while the Pump Meadow Wilding Project is approximately a minute's walk from the house, providing an attractive natural area close by. For those with equestrian interests, the owners advise that a seven-acre paddock and stable yard may also be available to rent just a couple of minutes' walk away, subject to separate agreement and availability. Saffron Walden itself provides an excellent range of independent shops, cafés and restaurants alongside supermarkets, leisure facilities and its renowned twice-weekly market. The area is particularly well served for education, including Saffron Walden County High School and a choice of respected state and independent schools.

For commuters, Audley End mainline station is a less than 15 minute drive time away and provides regular services to London Liverpool Street and Cambridge. The M11 provides convenient access to Cambridge, London, the M25 and Stansted Airport. It is this combination that gives Dairy Farmhouse much of its appeal: the peace and individuality of a substantial country home, contemporary architecture and exceptionally energy-conscious construction, yet with Saffron Walden less than a mile away.



The Accommodation

The ground floor is centred around an impressive kitchen/dining room, conceived as the social heart of the house and opening through to the adjoining living space. Generous areas of glazing have been incorporated to maximise natural light and create a strong visual connection with the gardens, while the scale of the room allows for a substantial kitchen island, extensive cabinetry and generous dining space. Beyond is the principal living room, creating an impressive sequence of interconnected spaces particularly well suited to entertaining.

A snug/flexible reception room provides another valuable dimension to the ground floor. While currently designed as an additional reception space, there remains the potential, subject to agreement and the stage of construction, for this room to be customised to suit an incoming purchaser's requirements – potentially creating an additional bedroom with en suite facilities, a substantial home office, playroom or media room. Practical accommodation is equally well considered, with a pantry, utility room, plant room and integral garage incorporated within the design. The current floorplan illustrates the generous scale of the ground-floor accommodation and its relationship with the garage and detached building.

The first floor provides five bedrooms, arranged around a generous galleried central landing. The principal suite is particularly impressive, incorporating a substantial bedroom, dedicated dressing room and en suite bathroom. The remaining bedrooms provide excellent family and guest accommodation, with further bathroom and shower facilities serving the floor.

Designed for Low-Energy Living

Energy performance has been considered as an integral part of Dairy Farmhouse. The house is being designed and constructed with the intention of achieving an expected EPC rating of A, combining modern building methods with a comprehensive package of renewable and energy-saving technology intended to deliver low running costs for a property of this scale.

Heating and hot water are provided by the latest air-source heat pump technology, with underfloor heating throughout both the ground and first floors, removing the need for conventional radiators while providing efficient and consistent warmth.

Integrated discreetly within the slate roof is an approximately 14kW solar photovoltaic array. Rather than being mounted prominently above the finished roof covering, the panels have been incorporated into the roof design so that they sit neatly within the roofline, substantially reducing their visual impact.

Provision has also been incorporated for the future installation of battery storage, allowing owners not only to retain electricity generated by the solar array for later use, but potentially to take advantage of lower-cost overnight electricity tariffs where available.

The property benefits from a three-phase electricity supply, allowing for greater electrical capacity and enabling the installation of a high-speed 22kW electric vehicle charger, if required. Cabling is also being incorporated for high-speed satellite internet, complementing the property's modern infrastructure and helping make Dairy Farmhouse particularly well suited to home working.

The Annexe / Outbuilding

A detached annexe building provides a valuable additional element to the property. The current plans show the outbuilding extending to approximately 352 sq. ft. / 33 sq. m, separate from the main house.

Its internal configuration can potentially be tailored, subject to agreement and the stage of construction, to meet the requirements of an incoming purchaser. Possible uses could include multigenerational or ancillary accommodation, a substantial home office, studio, gym, treatment room or leisure space, giving the property a degree of adaptability increasingly sought in larger family homes.

Outside

Dairy Farmhouse occupies its own private grounds, with the landscaping designed to complement the architecture and soften the house into its rural surroundings. Generous terraces and areas of garden will provide space for outdoor dining, entertaining and family use. Private parking and the integral garage provide ample provision for vehicles.

The setting is an important part of the property's appeal. Rather than forming part of a conventional modern development, the house is situated in a quiet private lane with limited passing traffic, surrounded by an established rural landscape and individual homes.

Services

Mains electricity, water and drainage are connected. There is no mains gas. Air-source heat pump provides heating and domestic hot water. Underfloor heating throughout the ground and first floors. Approximately 14kW integrated solar PV array. Provision for battery storage. Three-phase electricity supply with provision for a high-speed 22kW EV charger. Cabling installed for high-speed satellite internet. The property is being designed to achieve an expected EPC rating of A.

Tenure – Freehold

Property Type – Detached

Property Construction – Brick with Timber Construction

Local Authority – Uttlesford District Council

Council Tax – To be accessed

Agent Note: With the build being in the early to mid-stages it should be noted that the pictures are AI generated and indicative rather than 100% accurate.



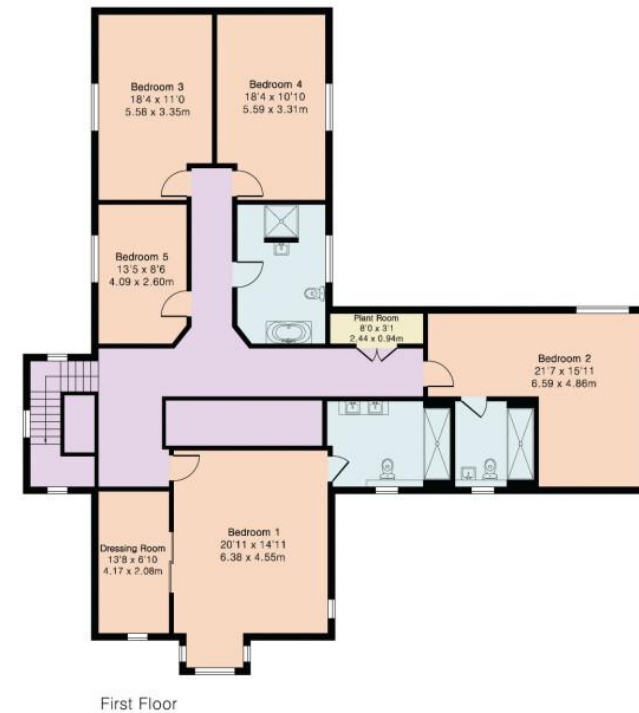


**Approximate Gross Internal Area 4892 sq ft - 454 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 2974 sq ft – 276 sq m

First Floor Area 1918 sq ft – 178 sq m

Outbuilding Area 352 sq ft – 33 sq m



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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