



Land adjacent to Springfield, Radwinter  
CB10 2TF



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS

# Land adjacent to Springfield

Radwinter | Essex | CB10 2TF

## Guide Price £450,000

- A generous plot extending to approximately 0.6 acre with views over uninterrupted countryside
- Substantial detached double garage (54m<sup>2</sup>) with versatile room above
- Full planning permission granted (UTT/24/2606/DFO – December 2024)
- Landscaped gardens framed by mature hedgerows, with sweeping driveway, ample parking and EV charging point.
- Around 300m<sup>2</sup> (3,230 sq ft) of thoughtfully planned accommodation
- Easy access to Saffron Walden, excellent schools, and fast links to London and Cambridge

### The Property

Planning consent has been granted to offer an exceptional opportunity to create a landmark five-bedroom detached home of outstanding design and specification, set on a generous plot with panoramic countryside views, in this peaceful location just a short distance from Saffron Walden. Further information, including plans and associated documents, is available to view via the Uttlesford District Council Planning Portal under reference: UTT/24/2606/DFO.

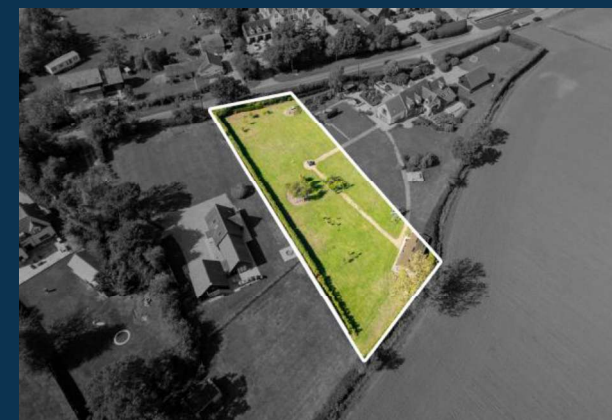
### The Setting

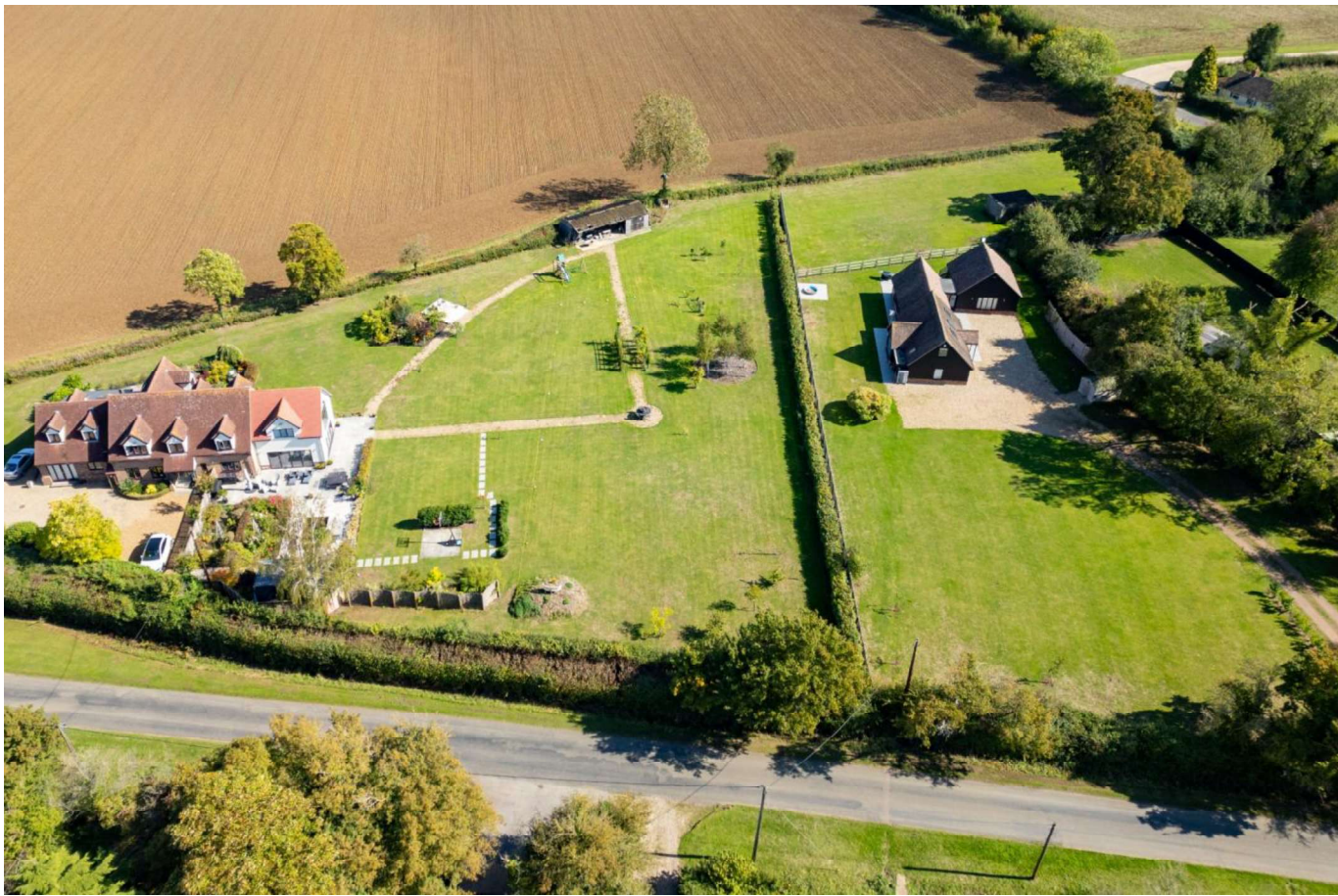
Radwinter is a charming village with a fine parish Church, excellent primary school and recreation ground. The historic market town of Saffron Walden is about 5 miles distant, providing excellent shopping, schooling, further recreational facilities and twice weekly market. Audley End station, offering a commuter service to London Liverpool Street is 7 miles and the M11 motorway access at Stumps Cross is approximately 9 miles. Historic Cambridge is about 15 miles to the north.

### The Accommodation

This rare and exciting opportunity offers the chance to build a luxurious new home on a generous 0.6-acre plot, with Full planning permission (UTT/24/2606/DFO), granted in December 2024, allows for the creation of a striking residence combining traditional craftsmanship with contemporary design.

The proposed house extends to around 300m<sup>2</sup> (3,230 sq ft) of thoughtfully designed living space, blending handmade red multi-facing brickwork, dark timber cladding and expansive aluminium-framed glazing. The result is a home that not only sits comfortably within its semi-rural surroundings but also maximises light and the far-reaching countryside views to the rear.





The ground floor layout centres around a spectacular open-plan kitchen, dining and living space, designed for modern family living and entertaining, with direct access to a large east-facing terrace. Complementing this are a welcoming entrance hall, a separate snug, home office, pantry, utility, and a versatile ground-floor bedroom.

Upstairs, four generous double bedrooms are arranged around a light-filled landing. The principal suite features a walk-in wardrobe, luxury en-suite and private balcony to take in the countryside views. A second en-suite bedroom and a beautifully appointed family bathroom complete the first floor.

Whether as a self-build or an investment, Roman Road represents an exceptional opportunity to deliver a one-of-a-kind home in one of the area's most desirable settings.

### Outside

Landscaped gardens are framed by mature hedgerows and trees, while a sweeping driveway leads to a substantial 54m<sup>2</sup> detached double garage with a versatile room above – ideal as a home office, gym or guest suite. Ample parking and an EV charging point are also included.

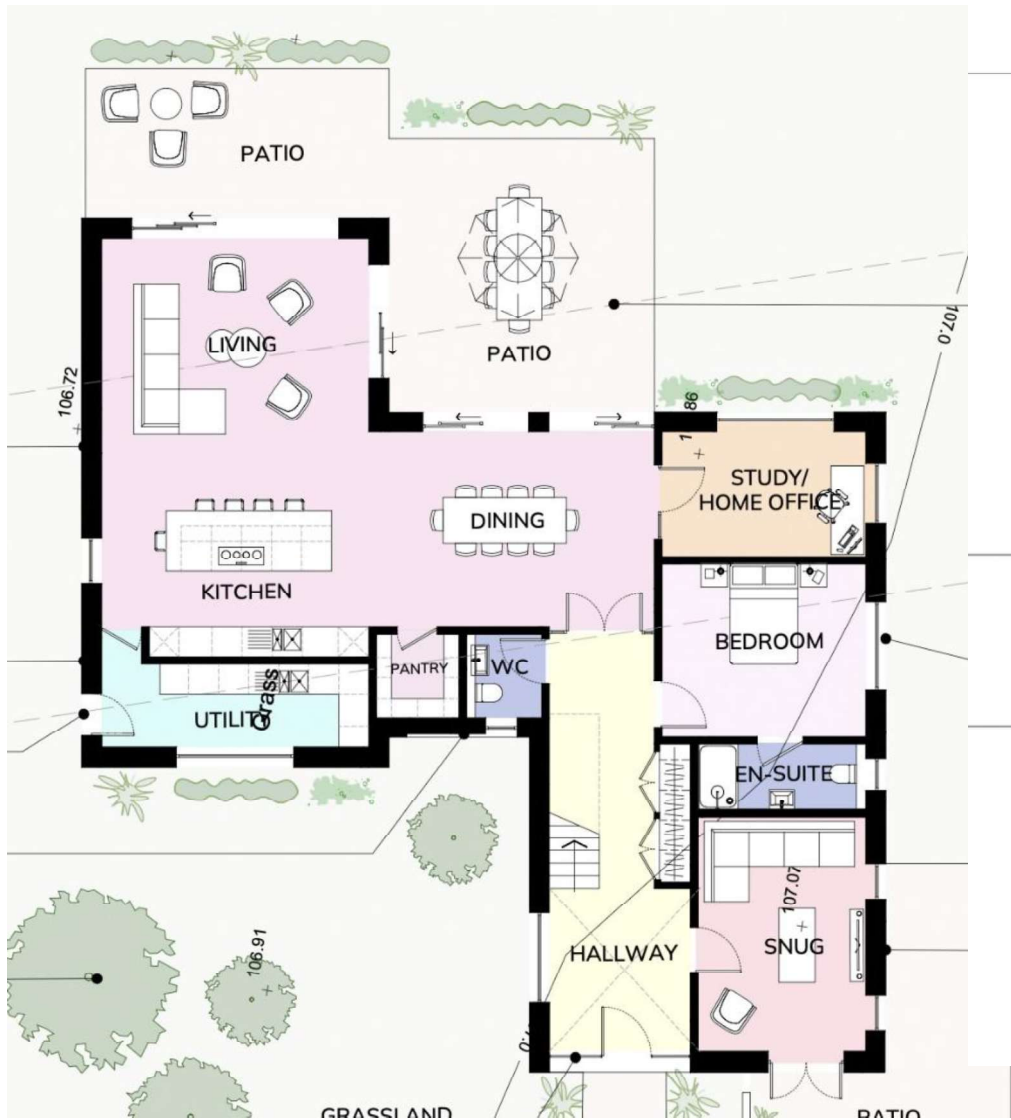


### Services

Purchasers should satisfy themselves to the adequacy and availability.

### Viewing

The plot may be inspected by prior appointment with Arkwright & Co, Telephone: 01799 668600



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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