



Pottrill
Holland

Property Agents



Rowans

Radwinter, Nr. Saffron Walden





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Rowans is an exceptional, recently constructed barn-style country home, occupying a plot of approximately 0.21 acres in a wonderfully rural position between the villages of Radwinter and Wimbish. The property is surrounded by open countryside yet remains within easy reach of Saffron Walden and benefits from the efficiency and clean architectural lines of a contemporary modern home.

The distinctive exterior is finished in dark weatherboarding beneath a tiled roof, with extensive glazing bringing natural light into both floors. A generous driveway provides ample off-road parking and leads to the detached cart lodge, while the house is complemented by an enclosed garden, paved entertaining terrace and far-reaching views across the surrounding rural landscape.

Inside, the accommodation extends to approximately 2,210 sq ft and has been thoughtfully arranged for modern family life. The entrance hall features impressive full-height glazing behind an open staircase, which enhances the sense of space and light. A ground-floor cloakroom is located nearby.

The separate sitting room is a beautifully proportioned, dual-aspect reception room, offering a comfortable space in which to relax while enjoying plenty of natural light and views towards the surrounding countryside. A freestanding log burner provides an attractive secondary heat source if required, although the exceptional insulation and highly efficient air-source heating system mean it is likely to be used only occasionally.

The kitchen is fitted with Shaker-style cabinetry, quartz work surfaces and a substantial central island incorporating breakfast-bar seating.





Integrated appliances include a Neff induction hob with downdraft extractor, Neff Slide&Hide oven and combination microwave, full-height refrigerator, dishwasher, wine cooler and Quooker boiling-water tap.

A separate utility room offers further storage, work surfaces, a full-height freezer and space for laundry appliances, together with independent access outside.

The light-filled first-floor landing leads to four generously sized bedrooms. The principal bedroom is particularly impressive and benefits from a walk-in wardrobe and contemporary en-suite shower room. Bedroom two also enjoys its own en-suite, making it ideal for guests or older children, while the remaining two bedrooms are served by a beautifully appointed family bathroom with both a bath and separate shower.

Rowans has been designed with energy efficiency firmly in mind. Its eco-conscious credentials include an air-source heat pump, underfloor heating, high-performance glazing, excellent levels of insulation and energy-efficient lighting.

Rowan's exterior is a key part of its charm. The front pond enhances the barn-style architecture against the rural backdrop, while the rear paved terrace is perfect for entertaining. The lawned garden offers a manageable space for family activities, and the detached cart lodge along with ample driveway parking adds to the property's practicality.

Agent's Notes

Tenure: Freehold. | **EPC Rating:** B

Council Tax: Band G – Uttlesford District Council – £3,809.31pa.

Utilities: Mains electricity and water. Private drainage. Heating and hot water are provided by an air-source heat pump, with underfloor heating and radiators. The sitting room also has a wood-burning stove.

Broadband: Standard broadband is available, offering an estimated download speed of up to 29 Mbps, according to Ofcom.

Mobile Signal: Data from Ofcom shows variable indoor voice coverage for EE, O2, Three, and Vodafone. Outdoor coverage may be stronger, so it's advisable to check directly with your chosen network provider.







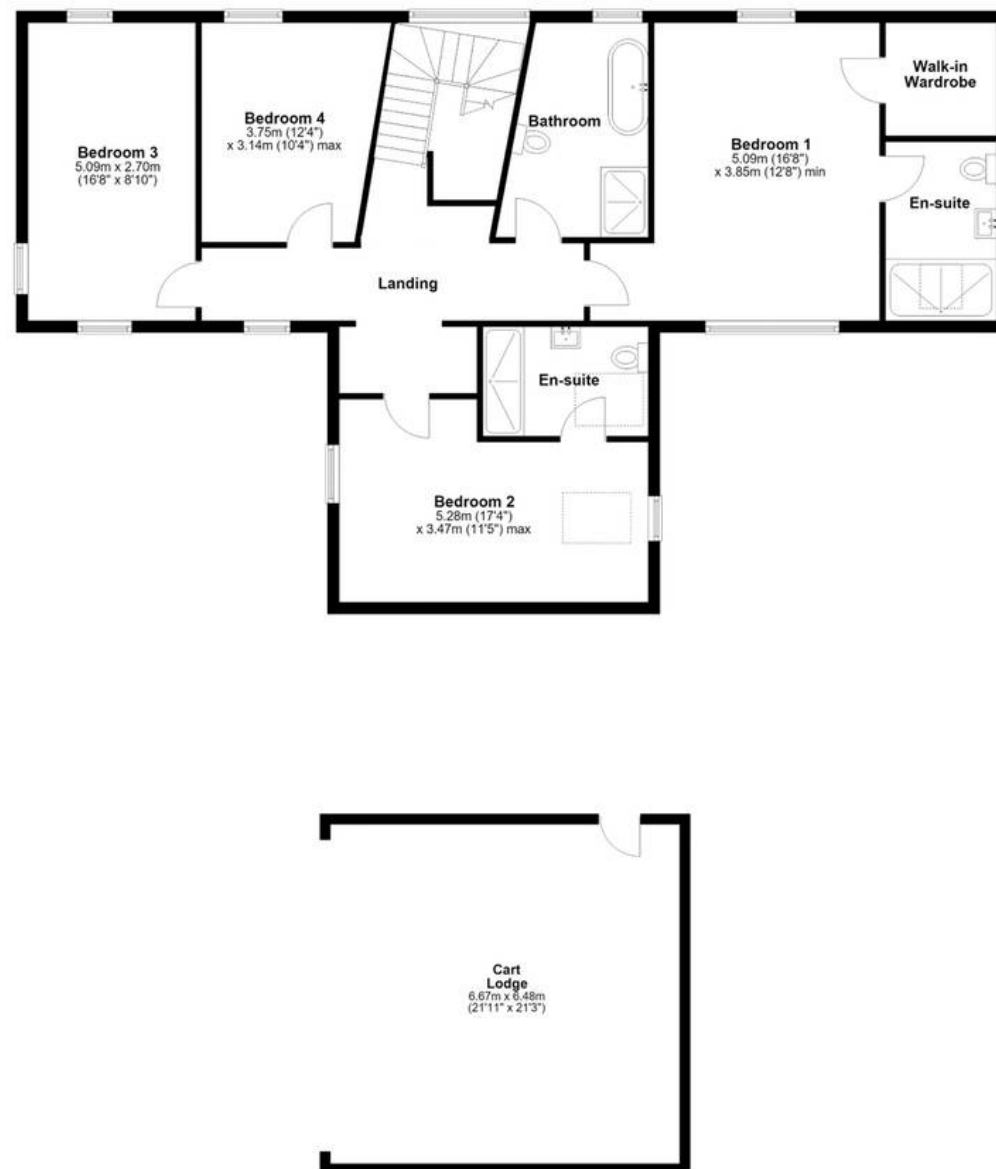




Ground Floor



First Floor



Gross internal floor areas
Ground Floor 102 sqm (1102 sqft)
First Floor 103 sqm (1108 sqft)
Total 205 sqm (2210 sqft)





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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.