



Bartlow Road, Linton, CB21 4AU

CHEFFINS

Bartlow Road

Linton,
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Guide Price £650,000

- 5% deposit contribution available
- Just two homes remaining
- Stunning elevated position
- Highly sought-after village
- Excellent links to Cambridge and London
- Double garage

A fantastic four bedroom family home with a Double Garage ideally positioned at the end of a small cul-de-sac. Ready to move into. 5% deposit contribution available





LOCATION

The well regarded village of Linton has a pleasing blend of both modern and period properties as well as a good range of local amenities including shops, public houses, post office, primary school and village college with its own sports centre. The market towns of Haverhill and Saffron Walden are approximately 8 miles distant and the University City of Cambridge is around 11 miles away. Audley End mainline station offering a commuter service to London's Liverpool Street is around 11 miles away and the M11 motorway access point is within approximately 8 miles at Duxford (junction 10).

A Stunning Four-Bedroom Detached Family Home – 1,840 SQ FT of Living Space

This beautifully presented four-bedroom detached home offers an impressive 1,840 square feet of living space, ideal for modern family living. The property comes complete with integrated kitchen appliances and fully furnished, making it ready for immediate occupancy – a true must-see. Located on the edge of the sought-after village of Linton, Poppyfields is a premium development by Abbey New Homes. Each property includes a 10-year NHBC warranty and is equipped with mains-operated smoke and carbon monoxide detectors, as well as CAT6 cabling for fast, reliable internet connectivity.

About Linton

Situated in the heart of Cambridgeshire, the charming village of Linton combines historic character with modern convenience. Surrounded by beautiful rolling countryside, Linton features quaint thatched cottages, centuries-old churches, and peaceful walking paths that wind through the village. The gentle flow of the River Granta adds a tranquil touch, perfect for scenic walks and moments of quiet reflection.

Linton offers a welcoming and vibrant community, with a great selection of shops, cafes, restaurants, and excellent schooling options. Linton Village College is well-regarded for its outstanding secondary education.

Location & Connectivity

The village boasts excellent transport links:

Cambridge city centre is just 14 miles away

Saffron Walden is 7 miles away

The M11 motorway is less than 10 miles from your doorstep

Whether you're seeking countryside charm or easy access to major towns and cities, this home in Linton offers the best of both worlds.

Specification includes:

General

- GRP grained effect front entrance door painted black with chrome ironmongery and Minster obscure glass.
- Power and light to all garages with up and over door. Garage door painted white or grey.
- White two panelled internal doors with chrome ironmongery.
- White emulsion to walls. All woodwork to be an acrylic white finish.
- Smooth ceilings throughout.
- Gas fired central heating. Pressurised water system.
- White PVC-u double-glazed windows and French doors where applicable.
- Turfed front gardens planted in accordance with the landscaping plan. Rear garden graded and rotovated. External water tap.
- Boundary fencing 1.8m high close boarded and/or 1.8m high brickwork (as applicable to individual property). Party fencing 1.8m high close boarded panels.
- 10 year N.H.B.C. warranty and 2 years Abbey Homes Customer Care.

Kitchen and appliances

- Contemporary soft close kitchen units with work surfaces and matching upstands.
- 5 ring gas hob with glass splashback, integrated eye level double oven, extractor hood, dishwasher and fridge/freezer.
- Integrated washing machine.
- Recessed chrome downlighters.

Cloakrooms, bathrooms and ensembles

- Roca Gap white sanitaryware with chrome fittings, Porcelanosa ceramic wall tiles and chrome towel rail.
- Recessed chrome downlighters and shaver point to bathrooms and ensembles.

Electrical

- Mains operated smoke detectors and carbon monoxide detector.
- Telephone and television socket to living room and master bedroom1. Double switched power-points throughout plus TV satellite digital and FM system point.
- Globe style light fitted to all external entrance doors.
- Combined telephone and RJ45 socket with CAT6 cabling for connection to fibre optic high speed internet.
- Un-switched fused spur to be provided for future installation of an alarm.







**Approximate Gross Internal Area 1868 sq ft - 174 sq m
(Excluding Garage)**

Ground Floor Area 807 sq ft – 75 sq m

First Floor Area 1061 sq ft – 99 sq m

Garage Area 284 sq ft – 26 sq m



Ground Floor

First Floor

For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

