



High Street, Linton, CB21 4JT

**CHEFFINS**

## High Street

Linton,  
CB21 4JT

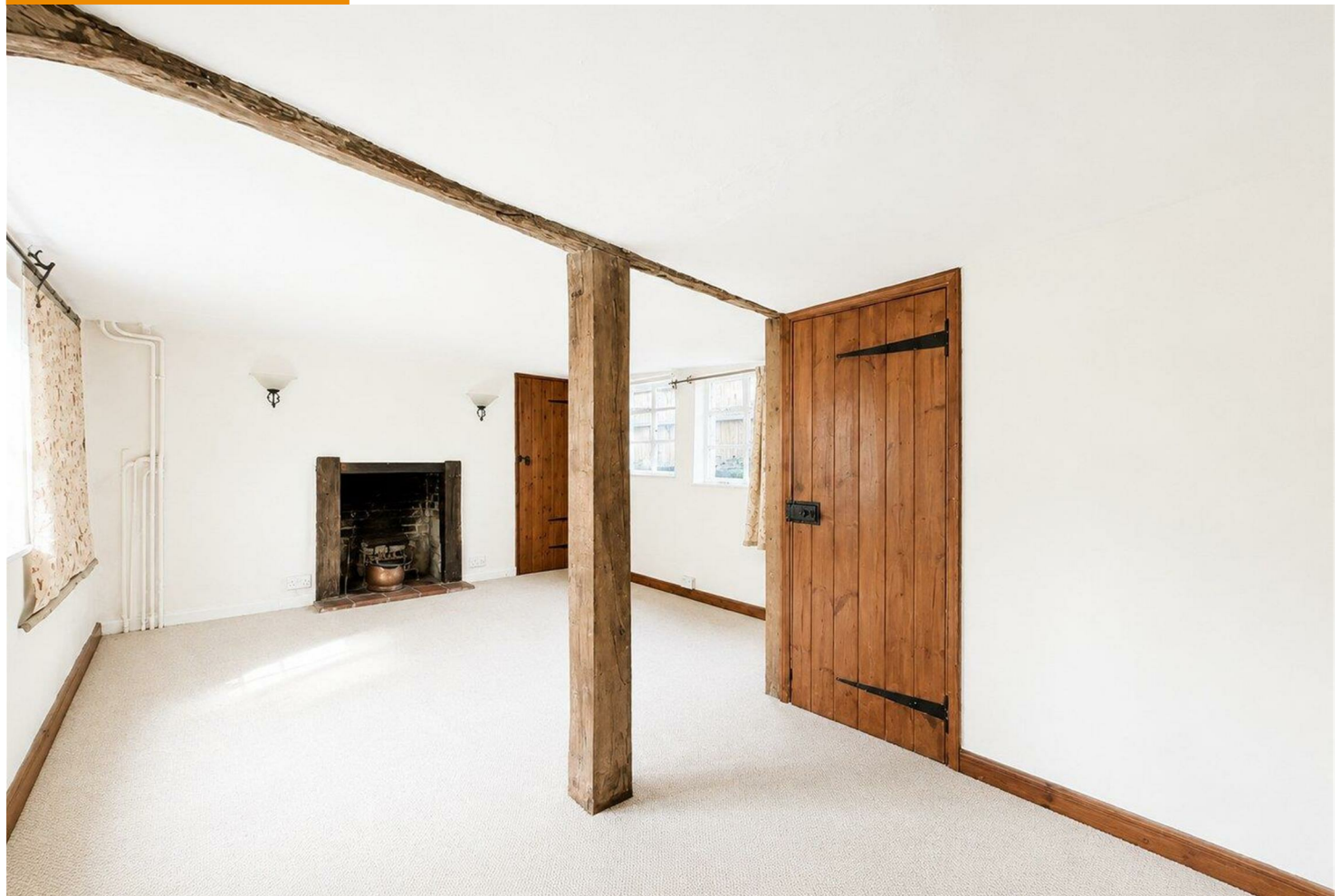
A quaint Grade II\* period residence, offering surprisingly expansive and well-proportioned accommodation set across two floors combined with a low maintenance rear garden with vehicle access, all situated in this extremely prominent and convenient position in the well served and highly regarded village of Linton. Offered with no onward chain.

### LOCATION

The property occupies a prominent position in the heart of Linton, a thriving and highly sought-after South Cambridgeshire village known for its attractive blend of period and modern homes. The village offers an excellent range of amenities, including local shops, public houses, medical facilities, a veterinary practice, and well-regarded schooling. The nearby market town of Saffron Walden lies approximately 8 miles to the south, while the University City of Cambridge is around 11 miles to the north, providing an extensive range of cultural, educational and recreational facilities. For commuters, mainline railway stations at Audley End and Whittlesford offer regular services to London and Cambridge, and the M11 is readily accessible via Junction 9 (Stump Cross) and Junction 10 (Duxford), providing excellent road links to London and the wider region.

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**Guide Price £300,000**





## ORIGINAL PANELLED ENTRANCE DOOR

With brick steps leading up to the door, opening into:

## RECEPTION ROOM

Radiator, bay window to the front aspect, and door leading through into:

## LIVING ROOM

With exposed timber beams, wall-mounted lighting, stairs rising to the first-floor accommodation, and a door enclosing stairs down to the cellar. Feature fireplace, window to the side aspect, and doorway/steps leading through into:

## CELLAR

Providing excellent storage space, but not benefiting from being tanked or dry-lined.

## KITCHEN/BREAKFAST ROOM

Comprises a collection of base-mounted storage cupboards with a timber work surface, inset butler-style sink with hot and cold mixer tap, space for a range cooker with tiled splashback and surround, space for a fridge/freezer, tiled flooring, windows to the side aspect, and panelled glazed double doors leading out onto the patio area.

## CLOAKROOM

Comprising a two-piece suite with WC with hand flush and a hand wash basin with tap.

## LANDING

A large space with wall-mounted lighting, exposed timber beams, radiator, and window to the side aspect, with doors leading through into:

## BEDROOM ONE

With high vaulted ceilings, exposed timber beams, radiator, and window to the front aspect.

## BEDROOM TWO

With exposed timber beams, radiator, door opening into a storage area, loft access, and window to the side aspect.

## BATHROOM

Comprising a four-piece suite with a stand-alone bath with hot and cold mixer tap and shower head attachment, a shower cubicle with wall-mounted shower head accessed via a glazed door, low-level WC with hand flush, and a wash hand basin with hot and cold mixer tap. Tiled surround and upstands, recessed area providing useful storage space, heated towel rail, engineered wood flooring, and window to the side aspect.

## GARDEN

To the rear is a private and fully enclosed garden, enjoying a good degree of seclusion and laid out with a combination of patio, lawn and well-stocked borders. Immediately adjoining the property is a paved terrace, providing an ideal space for outdoor dining and entertaining.

The remainder of the garden is predominantly laid to lawn, flanked by established planting and mature boundaries, including an attractive brick and flint wall, which adds character and a sense of enclosure. A pathway leads through the garden, with further space towards the rear suitable for additional seating or planting. To the very rear of the garden are timber access gates providing vehicle access from the GP car park.



**Approximate Gross Internal Area 1029 sq ft - 95 sq m**

Ground Floor Area 594 sq ft – 55 sq m

First Floor Area 435 sq ft – 40 sq m



Guide Price £300,000

Tenure – Freehold

Council Tax Band – D

Local Authority – South Cambridgeshire

District Council



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.



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