



High Street, Cambridge, CB21 4JT

CHEFFINS

High Street

Linton, Cambridge,
CB21 4JT

- Village Location
- South Facing Garden
- Wonderful Kitchen/Diner with Integrated Appliances
- Ensuites to Two Bedrooms
- Double Garage and Driveway
- Versatile Living Accommodation
- Utility Room

Offered for sale in the highly regarded village of Linton, is a wonderfully presented five bedroom detached family home boasting over 2000 sq ft of versatile accommodation. The property benefits from three reception rooms, open plan kitchen/dining room, ensembles to two bedrooms, double garage and driveway. (EPC B)

5 3 3

Guide Price £820,000





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).

GROUND FLOOR

ENTRANCE HALL

Immediate tiled flooring upon entering the front door, with the remainder of the flooring being carpet, two radiators, understairs storage cupboard with automatic light, doors to:

LIVING ROOM

Bespoke media wall with built in shelving, two radiators, French doors to rear garden with side panels, window to rear.

KITCHEN/DINING ROOM

A beautiful fitted kitchen with matching base and eye level units and worktop over. Double eye level oven, induction hob with extractor fan, inset ceramic sink, integrated wine cooler, integrated fridge/freezer, radiator, window to side, French doors to rear garden with side panels.

UTILITY

Matching base and eye level units with worktop over, space and plumbing for washing machine, space for tumble dryer, gas boiler, radiator, door to side.

WC

Two piece suite comprising low level wc, wall mounted hand wash basin, radiator, extractor fan, obscure window.

STUDY

Window to front, radiator.

FAMILY/PLAY ROOM

Two windows to front, radiator.

FIRST FLOOR

LANDING

Carpeted stairs leading to the first floor with two generous windows providing plenty of light into the landing, airing cupboard, radiator, doors to:

BEDROOM ONE

Window to rear, radiator, bespoke fitted wardrobes, door to:

ENSUITE

Four piece suite comprising freestanding oval bath, shower enclosure, pedestal hand wash basin, low wc, heated towel rail, obscure window.

BEDROOM TWO

Two windows to front, radiator, door to:

ENSUITE

Three piece suite comprising shower enclosure, wall mounted hand wash basin, low wc, heated towel rail, obscure window.

BEDROOM THREE

Two windows to front, radiator.

BEDROOM FOUR

Window to rear, radiator.

BEDROOM FIVE

Window to rear, radiator,

FAMILY BATHROOM

Four piece suite comprising panelled bath with shower attachment, shower enclosure, pedestal hand wash basin, low wc, heated towel rail, obscure window.

OUTSIDE

A splendid unoverlooked rear garden, with immediate paved patio for seating and entertaining, the remainder of the garden being laid to lawn. There are steps leading down the garden to the double garage which has a personal access door. The area to the side of the garage is currently used as a play area. All enclosed by timber fencing with a front and rear access gate.

DOUBLE GARAGE AND PARKING

Double garage with electric roller door, light and power connected. There is off road parking available for multiple vehicles.

AGENTS NOTE

The vendor has advised there is a covenant to maintain the hedges and trees running along the side

of the house to Granta Vale.

The vendor has advised they believe there is Chancel Repair Liability but have not provided any further details to date.

AGENTS NOTE - For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.

SPECIAL NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(62 plus) A		
(51-61) B		
(39-50) C		
(29-38) D		
(19-28) E		
(9-18) F		
(1-8) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Guide Price £820,000

Tenure - Freehold

Council Tax Band - G

Local Authority - South Cambridgeshire

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

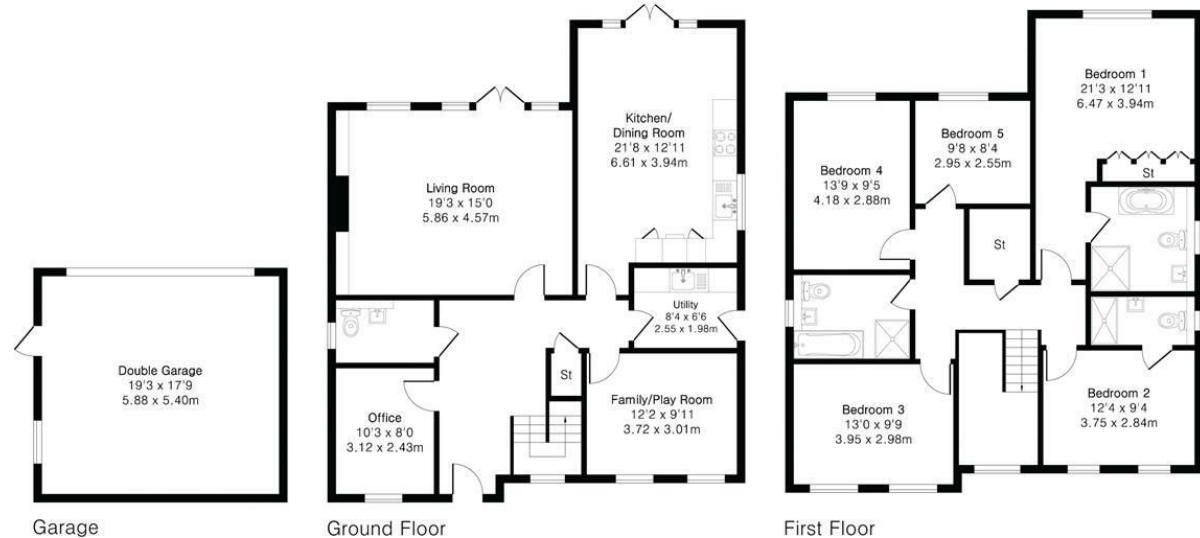
Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

Approximate Gross Internal Area 2142 sq ft - 200 sq m
(Excluding Garage)

Ground Floor Area 1071 sq ft - 100 sq m

First Floor Area 1071 sq ft - 100 sq m

Garage Area 342 sq ft - 32 sq m



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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