



8 Green Lane, Linton, Cambridge, CB21 4JZ
Guide Price £850,000 Freehold



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01223 800860

**A STUNNING DETACHED GRADE II LISTED HOUSE, FULLY REFURBISHED
RETAINING MANY ORIGINAL FEATURES SET WITHIN A LARGE MATURE GARDEN
OF APPROXIMATELY 0.28 ACRES AND ENJOYING A TRANQUIL NO-THROUGH ROAD
POSITION WITHIN THIS HIGHLY SOUGHT-AFTER POSITION**

- Detached Grade II listed period house
- 1806.9 Sqft/167.9 Sqm
- Gas fired central heating to radiators
- Exposed timber beams and inglenook fireplaces
- Council tax band -F
- 3 beds, 3 baths, 2 reception rooms
- 0.28 acres
- Off road parking and garage
- Re-fitted kitchen and luxury bathroom
- Chain free

This beautiful detached Grade II listed house was constructed in the late 17th century, formerly two cottages and its generous gardens of approximately 0.28 acres include the old village green, the site of a medieval market. The property boasts a most tranquil position within this no-through road and located just a moments walk from the thriving village centre. The current owners have lovingly transformed the property with a programme of expansion and full refurbishment yet taking great care to preserve or indeed re-claim many original features. The property now extends to approximately 1800 Sqft and is beautifully presented throughout.

The accommodation comprises an entrance porch through to a reception area. There are two reception rooms, both with inglenook fireplaces, housing wood burning stoves, exposed timber beams and solid wood flooring. There are stairs from both rooms leading to the first floor. The kitchen/dining room is a bright and spacious living space fitted with attractive cabinetry, solid wood working surfaces with inset one and a half sink unit with mixer tap and drainer, four ring induction hob, oven, extractor and integrated dishwasher, plus space for an American style fridge/freezer. The room further boasts solid oak flooring, a feature exposed brick wall plus a door to the rear garden and a door to the side kitchen garden. The remainder of the ground floor consists of a handy utility room again fitted with attractive cabinetry, solid wood working surfaces with inset single sink unit with an integrated washer/dryer and a wall mounted boiler. The bathroom has been re-fitted with a luxury suite comprising a low level WC, a walk-in shower, a contemporary free standing bath tub and a vanity wash hand basin and all finished with stylish mot black fittings, attractive wall and floor tiles and a heated towel rail.

The three double bedrooms on the first floor all have vaulted ceilings, exposed timber beams and original wide oak floorboards. Please note that Bedroom one is accessed via a staircase from the sitting room and Bedrooms two and three a staircase from the family room.

Outside, there is a gravel driveway to a parking area which accommodates at least two cars and a garage with up and over door. The expansive front garden is laid mainly to lawn with raised beds and loreal hedging has been planted and will enclose the entirety of the front garden in time. A flint wall with a wrought iron gate gives access to the side and rear gardens, both areas are laid to lawn with well stocked flower and shrub borders and beds, specimen and fruit trees and a paved terrace area which is ideal for alfresco dining. There is a further side terrace kitchen garden enjoying a southerly aspect, ideal for growing herbs and vegetables and all enjoys excellent levels of privacy and seclusion.

Location

Linton is a large village lying about 10 miles south of Cambridge and 6 miles north of Saffron Walden with fast approach roads thereto. Excellent local facilities are readily available including good shopping in the High Street, a village health centre, infant and junior schools and a village college. The M11 is about 7 miles away. It is a village surrounded by glorious undulating open countryside over which there are many fine walks including the 'Roman Road' which leads to Cambridge via Wandlebury and the Gogs.

Tenure

Freehold

Services

Mains services connected include: gas, electricity, water and mains drainage.

Statutory Authorities

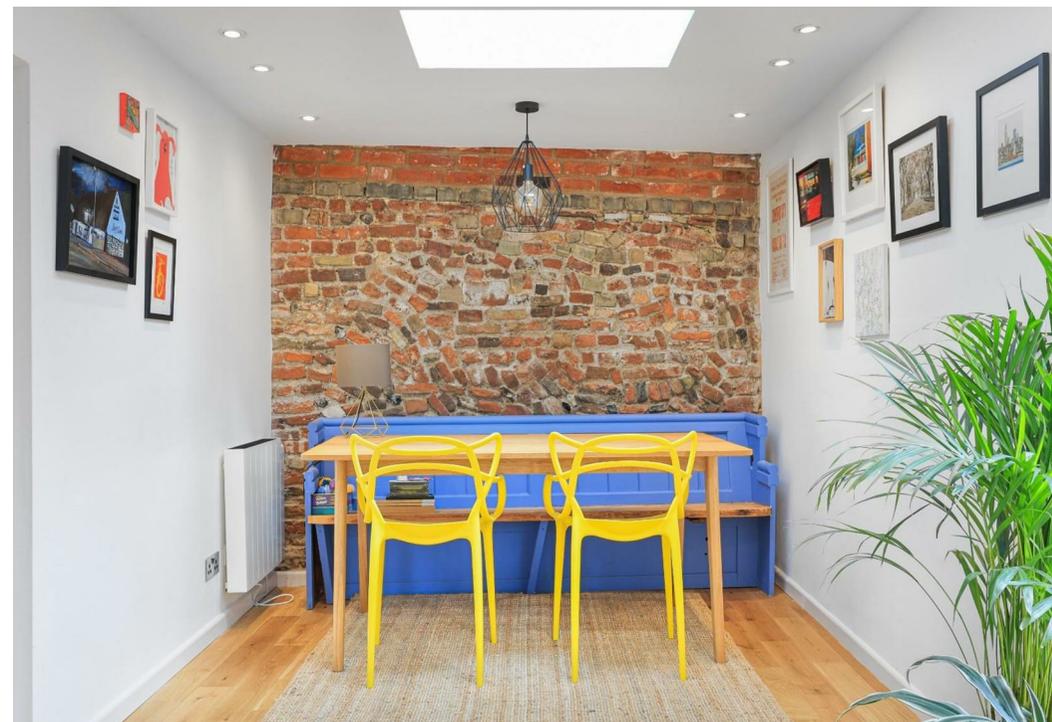
South Cambridgeshire District Council
Council tax band -F

Fixtures and Fittings

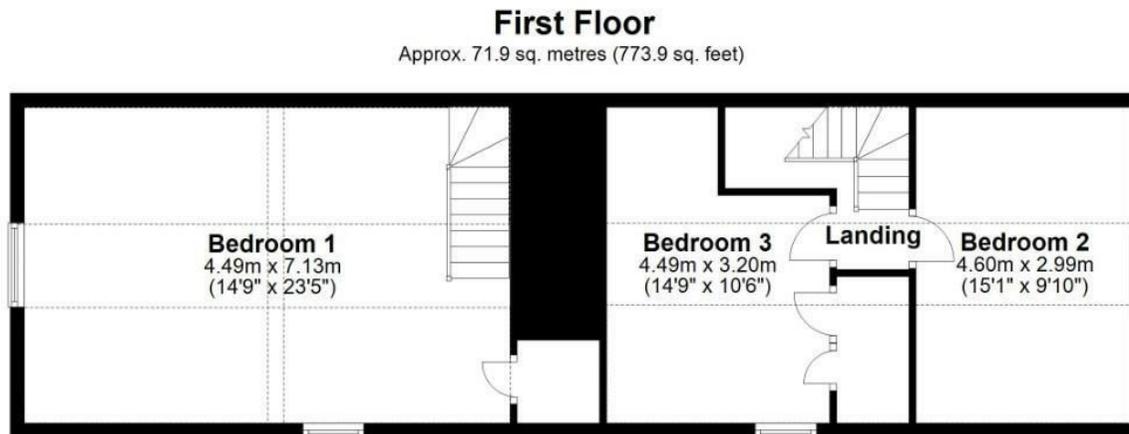
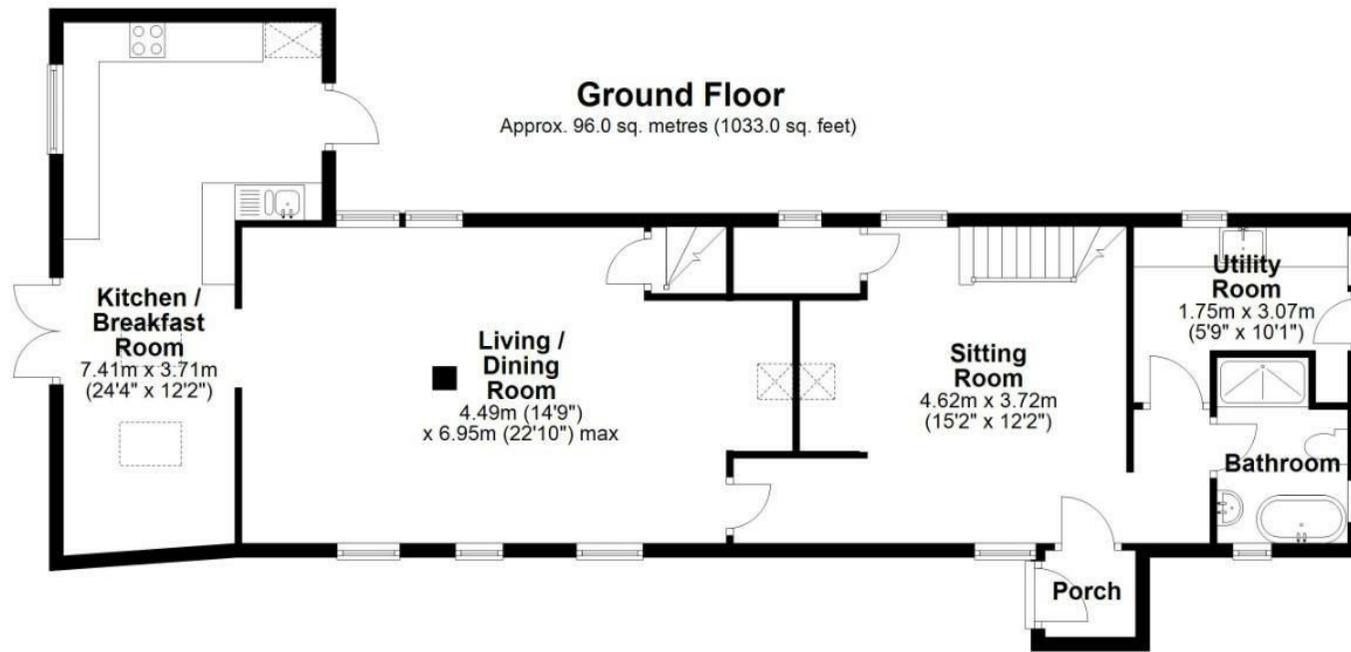
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing

Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris







Total area: approx. 167.9 sq. metres (1806.9 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.



