



Guide price £900,000  
100 Wing Road, Linslade, LU7 2NN





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**\*\*VIEWINGS START SATURDAY 17TH OCTOBER\*\***

Quarters are delighted to offer for sale for the first time since 1956 this substantial Victorian family home located in the heart of Linslade and just a short walk from the mainline Train Station. This exceptional family home provides a wealth of period features and has potential to expand the property further (STPP). Set on a plot of approximately 1/3 acre the property has spacious accommodation comprising: Entrance hallway, sitting room, dining room, morning room, breakfast room, kitchen, two cellar rooms, five double bedrooms, family bathroom and WC. Externally there is a detached building with two floors, timber garage and beautiful well maintained gardens. Viewing is recommended to appreciate the character charm and potential of this stunning home.

## **Ground Floor:**

An impressive entrance hallway where you immediately see the wealth of character this property has to offer with high ceilings, Victorian tiled floor and feature cast iron radiator. From the hallway you can access the three main reception rooms which boast feature cornice, feature ceiling medallions, open fireplaces and large sash windows. More notably the main reception room is rumoured to be clad in solid wood sourced from a Rothschild family home. Off the lobby you can access the fourth reception room that has been used as a breakfast room over the years and again with a large fireplace. From here there is access to the kitchen and stair access down to the two large cellar rooms.

## **Lower Ground Floor:**

There are two cellar rooms with good ceiling height both have windows to the side and one with an open fireplace and stove. There is potential to convert these rooms into further living accommodation (STPP).

## **First Floor:**

Stairs rising from the first floor with beautiful dark wood balustrades opening onto a bright spacious landing. The stained glass door from the bathroom stands out with the natural light shining through. Access from the landing is provided to all five double bedrooms, family bathroom and separate WC. The bedrooms all offer bright and airy accommodation as well as open fireplaces.

## **Front:**

This imposing property stands out in the road with it's double fronted design and intricate features. Gated access is provided with a path and steps leading to the front door. To the side of the property is a generous driveway extending to the courtyard and outbuildings.

## **Rear:**

Situated on a plot of approximately one third of an acre the beautifully maintained gardens are separated into two areas, the formal enclosed garden and the open lawn with mature fruit trees enclosed by hedgerow boarders.

## **Outbuildings:**

There are a range of outbuildings including a timber garage, workshop area, wood store and two storey brick built hay barn. This would be suitable for conversion into a variety of uses (STPP) including home office or garage.

## **Agents Note:**

The executor believes the property has been re-roofed, however cannot source the paperwork. The good state of repair is visible from outside the property and any inspection is welcome. Also the property was subject to a rewire in 2013 and we hold a completion certificate on file.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold

this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.



Lower Ground Floor

Ground Floor

First Floor

Total Area: 2807 ft² ... 260.8 m² (excluding store, barn, garage, workshop, stable)

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