



16 The Woodlands, Linton
CB21 4UF



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

16 The Woodlands

Linton | Cambridge | CB21 4UF

Guide Price £385,000

- Situated in the desirable village of Linton, overlooking picturesque countryside
- Extended Ground Floor, bright living room, modern kitchen, and dining room
- Two double bedrooms and a third versatile bedroom, modern family bathroom
- Private, walled rear garden with patio space and access to a detached single garage

The Property

Situated in the desirable south Cambridgeshire village of Linton with scenic countryside views, this well-presented three-bedroom home features an extended ground floor with a light-filled vaulted dining room and flexible living space. Outside, the property enjoys low-maintenance landscaped gardens, a private enclosed rear plot, and a detached single garage.

The Setting

Situated within the highly regarded and well-established residential enclave of The Woodlands, this property enjoys a delightfully peaceful position in the sought-after south Cambridgeshire village of Linton. The village offers an exceptional range of vibrant local amenities catering to everyday needs, including a well-stocked co-op supermarket, a bustling bakery, several public houses, a post office, a health centre, and outstanding educational facilities ranging from primary schooling to the renowned Linton Village College. For the commuter, the location is ideally placed for efficient transport links, sitting just 10 miles south-east of the historic university city of Cambridge, which can be reached in under 30 minutes by road or frequent local bus services. In addition, Whittlesford Parkway main line station is approximately 7 miles away, providing direct and swift rail connections into London Liverpool Street in under an hour, while the nearby A11 and M11 offer excellent road access to Stansted Airport and the motorway network beyond.

The Accommodation

The ground floor accommodation opens via an entrance hall with a useful understairs storage cupboard into a bright and spacious front-facing living room featuring a charming fireplace and a large window framing leafy views. Moving through the property, the well-appointed kitchen is fitted with classic wooden cabinetry, dark contrasting worktops, a





gas hob, and direct views out to the side garden. A breakfast bar area seamlessly links the kitchen to an impressive, extended dining room featuring vaulted ceilings, skylights, a ceiling fan, and access out to the rear garden. Off the inner hallway, the ground floor is completed by a practical cloakroom/WC with a wash hand basin and an adjoining utility area.

On the first floor, a central landing with built-in storage connects three bright bedrooms and the family bathroom. The primary bedroom positioned at the front offers built-in wardrobes and an expansive window with idyllic, elevated views across open countryside. The second double bedroom sits to the rear, enjoying a serene garden backdrop through its large window, while the third bedroom serves ideally as a nursery, guest room, or home office. Serving all three bedrooms is a stylishly appointed, fully tiled family bathroom featuring a modern suite with a bath and overhead shower with glass screen, a vanity basin unit, a heated towel rail, and a frosted window providing ample natural light.

Outside

To the front, the property features a neatly landscaped garden with a well-maintained lawn, gravel paths, and mature planting, enjoying picturesque, uninterrupted views across the adjacent open countryside and mature trees. Moving around to the rear, the private, fully enclosed garden is bounded by a combination of brick walls and timber fencing. It boasts a small lawned area bordered by raised brick retaining walls and a concrete patio section ideal for outdoor



seating, alongside a side pathway with a timber pedestrian gate that provides convenient access to the detached garage.

Services

Mains electric, water and drainage are connected. Gas heating. Ultrafast broadband is available and mobile signal is likely.

Tenure – Freehold

Property Type – Semi Detached

Property Construction – Brick and Tile

Local Authority – South Cambridgeshire

Council Tax – C



**Approximate Gross Internal Area 1033 sq ft - 96 sq m
(Excluding Garage)**

Ground Floor Area 629 sq ft – 58 sq m

First Floor Area 404 sq ft – 38 sq m

Garage Area 136 sq ft – 13 sq m



Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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