



Martin's Lane, Linton, Cambridgeshire

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2 Martin's Lane Linton Cambridgeshire CB21 4NG

A splendid five-bedroom detached period house in the popular village of Linton

Saffron Walden 6.5 miles, Haverhill 6.8 miles, M11 (Jct 10) 7.6 miles, Cambridge city centre 11.0 miles

Reception hall | Sitting room | Study | Dining room | Kitchen/breakfast room | Boot room
5 Bedrooms | Family bathroom | Shower room
Garden | Off-road parking | EPC rating E

The property

2 Martin's Lane is a charming family home that presents period character features including exposed timber beams and original fireplaces, alongside elegant, understated décor and high-quality contemporary fittings.

The main ground floor reception room is the 21ft sitting room, with its dual aspect and brick-built fireplace. There is also a formal dining room, which has a fireplace with an attractive wooden surround. Three further reception rooms provide space in which to relax or work, including in the study. The kitchen and breakfast room has modern units in white, wooden worktops and integrated appliances by Neff, as well as space for a breakfast table.

There are five comfortable double bedrooms on the first floor, including the principal bedroom with its extensive built-in storage. The first floor also has a family bathroom, with the ground floor providing a shower room.

Outside

The mature and secluded garden lies mostly at the front of the house adjoining the lane. The garden includes an area of well-maintained lawn with colourful border flowerbeds and a variety of shrubs and flowering perennials. There is also a timber-framed kennels block and a gravel driveway offering plenty of parking space for several vehicles. At the rear and side of the property are paved terraces with raised borders ideal for al fresco dining.

Location

The property is in the large village of Linton, with its range of everyday amenities, including local shops, cafés and restaurants, a library, a medical centre and a pharmacy. There is both primary and secondary schooling in Linton. The charming town of Saffron Walden is six miles away, providing a further selection of shops and leisure facilities, while nearby Haverhill and the vibrant, historic city of Cambridge are also within easy reach, with Cambridge offering a first-class choice of shopping, leisure and cultural attractions. The area is well connected by road, with the M11 seven miles away, while rail services are available from Whittlesford Parkway, six miles away (1 hour to London Liverpool Street).

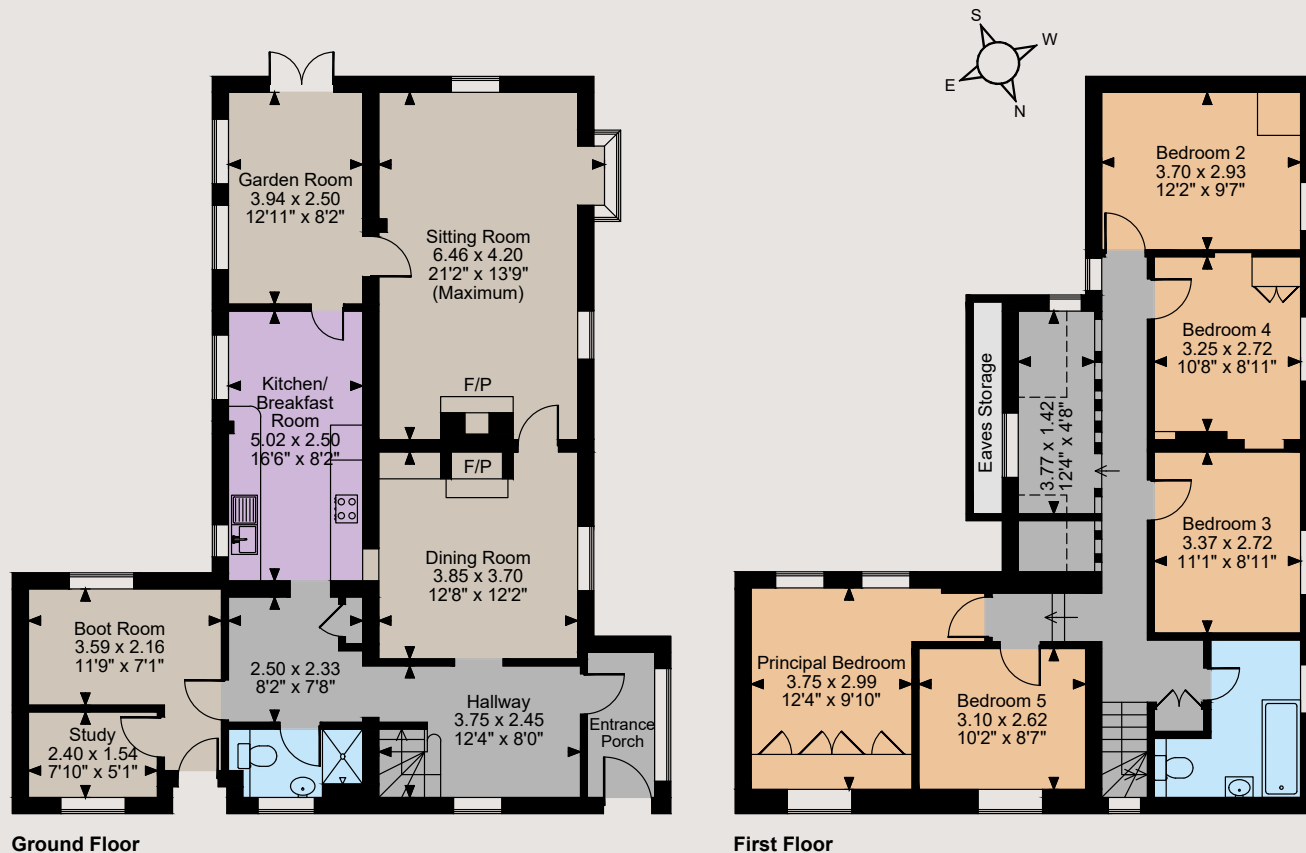
Directions

From Cambridge, take Hills Road away from the city centre and after 1.5 miles, at the roundabout, take the second exit to stay on Hills Road. Continue straight ahead at the next roundabout onto the A1307/Babraham Road and after 2.5 miles, continue straight ahead at the roundabout to stay on the A1307 (Cambridge Road). Cross over the A11 and continue to follow the A1307 for a further 4.4 miles, before turning left onto Bartlow Road. Turn right onto Martin's Lane and the property will be on the right.





Floorplans
House internal area 1,937 sq ft (180 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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General

Local Authority: South Cambridge District Council

Services: Mains gas, electricity, water and drainage

Council Tax: Band F

Tenure: Freehold

Guide Price: £700,000

Cambridge

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