



BAKERS LANE, LINTON



Guide Price: £1,000,000

This is an impressive five-bedroom detached family home, offering approximately 4,340 sqft of generously proportioned living accommodation arranged across two floors. With large driveway and integral double garage.



Features

- ✓ Exclusive Property
- ✓ Double Garage
- ✓ Three Reception Rooms
- ✓ Four Ensuites
- ✓ Family Bathroom
- ✓ Over 4000 sqft

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An impressive five-bedroom detached family home, offering approximately 4,340 sq ft of generously proportioned living accommodation arranged across two floors, with a further 503.3 sq ft of space provided by the two integral garages.

Situated on Bakers Lane in Linton, this substantial home combines spacious, versatile living areas with contemporary fittings, extensive bedroom accommodation and a generous enclosed rear garden.

The ground floor is arranged around a welcoming entrance hall, with a spacious living room featuring a brick fireplace and timber mantel, a separate sitting room, and a dedicated study which provides plenty of flexibility for family life, entertaining and working from home.

At the heart of the property is an expansive open-plan kitchen/dining/family room. The kitchen features bespoke cabinetry, quartz worktops and a substantial central island with an inset hob and breakfast bar seating. A range of built-in cooking appliances and an American-style fridge/freezer complement the design, while pendant lighting adds warmth above the island. Large glazed doors open onto the rear terrace, connecting the accommodation with the garden.

A separate utility room provides additional storage, a sink and practical side access, while a ground-floor cloakroom completes the accommodation. Oak flooring and marble-effect tiling feature throughout much of the ground floor, alongside recessed ceiling lighting.

Upstairs, five well-proportioned bedrooms offer generous accommodation beneath characterful sloping ceilings, with rooflights bringing in natural light. The principal bedroom benefits from a walk-in wardrobe and an en-suite bathroom, while three further bedrooms also enjoy their own en-suite facilities. A separate family bathroom serves the remaining bedroom. The bathrooms feature a combination of baths and separate showers, complemented by contemporary tiling.

Externally, the property is approached through gates onto a substantial block-paved driveway, providing ample parking and access to the two garages. To the rear, the enclosed garden features a generous paved terrace, a raised lawn and planted borders, offering space for outdoor dining, entertaining and family use.

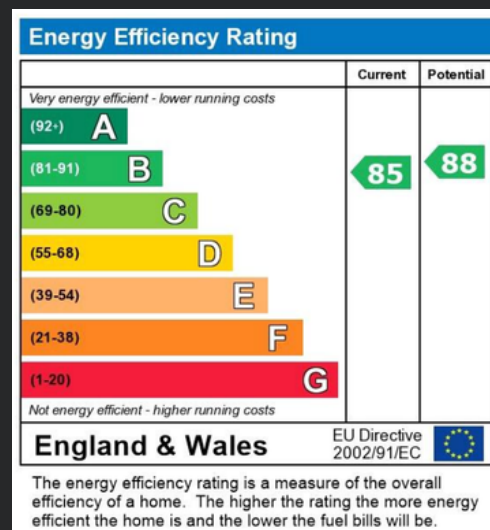
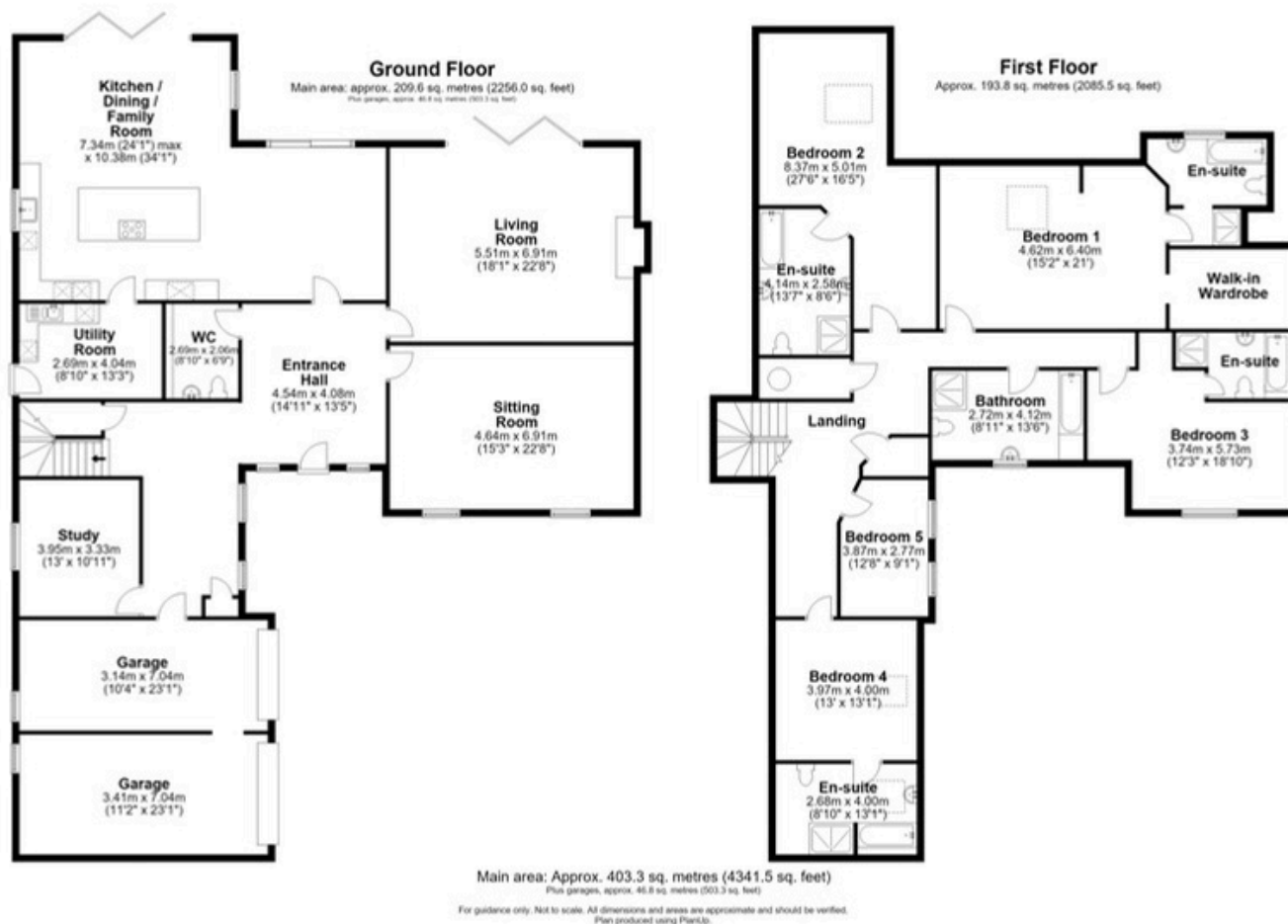
Linton is an attractive and well-established South Cambridgeshire village, conveniently positioned for access to Cambridge and Saffron Walden.

The village offers a range of local shops, cafés and public houses, alongside community and recreational facilities. The surrounding countryside provides opportunities for walking, while nearby attractions include Linton Zoo and Audley End House and Gardens, near Saffron Walden.

Local schooling includes Linton Church of England Infant School, Linton Heights Junior School and Linton Village College, providing education from infant through to secondary level.

Linton combines a rural setting with convenient road connections, with access to the A11 and M11 for journeys towards Cambridge, London and the wider region.

Whilst every effort has been made to create accurate information, we would ask that any interested buyers carry out their own due diligence process. The information provided on these particulars, do not form part of any contract. Antony Davis are acting solely for the seller as their estate agent, and are not qualified valuation surveyors.



TENURE: FREEHOLD
 SIZE: 4341.5 SQFT APPROX (EXCL. GARAGES)
 EPC BAND: B
 COUNCIL TAX BAND: G
 LOCAL AUTHORITY: SOUTH CAMBRIDGESHIRE DISTRICT

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



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