



## THE GRIP, LINTON, CAMBRIDGE, CB21 4NR

- Cambridge City Centre - approx. 9.5 miles
- Addenbrookes Hospital - approx. 8 miles
- Saffron Walden - approx. 5 miles
- A11 - approx. 3.5 miles

Superb edge of village location • No onward chain • Large reception room with parquet flooring opening to the garden • Impressive kitchen/breakfast/diner • 5 Bedrooms • 2 Bathrooms • Cloakroom • Detached leisure complex with swimming pool, jacuzzi & games room • 1.75 acres of secluded grounds • Ample parking & three garages • EPC rating E

### DESCRIPTION

This imposing five bedroom modern home offers flexible, well-laid out accommodation extending to around 1900sqft, laid out on one level. Having recently undergone a programme of redecoration including new carpets and blinds, the property is ready for immediate occupation but would give any potential purchaser the opportunity to add their own modifications including extension and remodelling. There is an attractive and well-fitted kitchen/breakfast/diner with a comprehensive range of units and fitted appliances, a large sitting room with fireplace and doors to the terrace and garden, five bedrooms (one previously used as a study) and two modern bathrooms (one en-suite). There is also a useful utility and a cloakroom. A viewing of this unusual and special property is highly recommended.

### OUTSIDE

The property really comes into its own with its outside space and versatility. The detached leisure suite tucked away at the back of the house currently comprises an indoor heated swimming pool, jacuzzi, changing rooms and shower/WCs along with a games room but could easily be converted into working from space, hobby studios or annexe accommodation.

**A RARELY AVAILABLE OPPORTUNITY TO PURCHASE A SUBSTANTIAL SINGLE STOREY RESIDENCE WITH DETACHED LEISURE/STUDIO COMPLEX ALL SET IN 1.75 ACRES OF SECLUDED GROUNDS.**



The gardens are well maintained and delightfully excluded, extending to around 1.75 acres with mature tree and shrub planting and al-fresco terraced dining and entertaining areas. There is brick paved circular driveway providing extensive parking and giving access to the three garages. The gardens provide direct access to countryside walks and footpath to the village and schools.

### LOCATION

Linton is a popular and well-served village situated just . It sits in rolling countryside and the property itself occupies an unrivalled, elevated position on the edge of the village. Linton has varied local amenities and schooling for all ages, including the highly regarded Linton Village College, all within walking distance. The lovely market town of Saffron Walden with its variety of independent shops, cafes and restaurants is 5 miles away and further amenities are available in Haverhill, addressing everyday shopping needs (8 miles) and Cambridge is only a short and easy drive away. For the commuter there is easy access to a mainline railway station at Whittlesford, with services into London Liverpool Street and Stansted Airport, along with excellent major road networks via the A11.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Local Authority:** South Cambridgeshire District Council

**Viewings:** Strictly by appointment with the Selling Agents  
Carter Jonas 01223 403330



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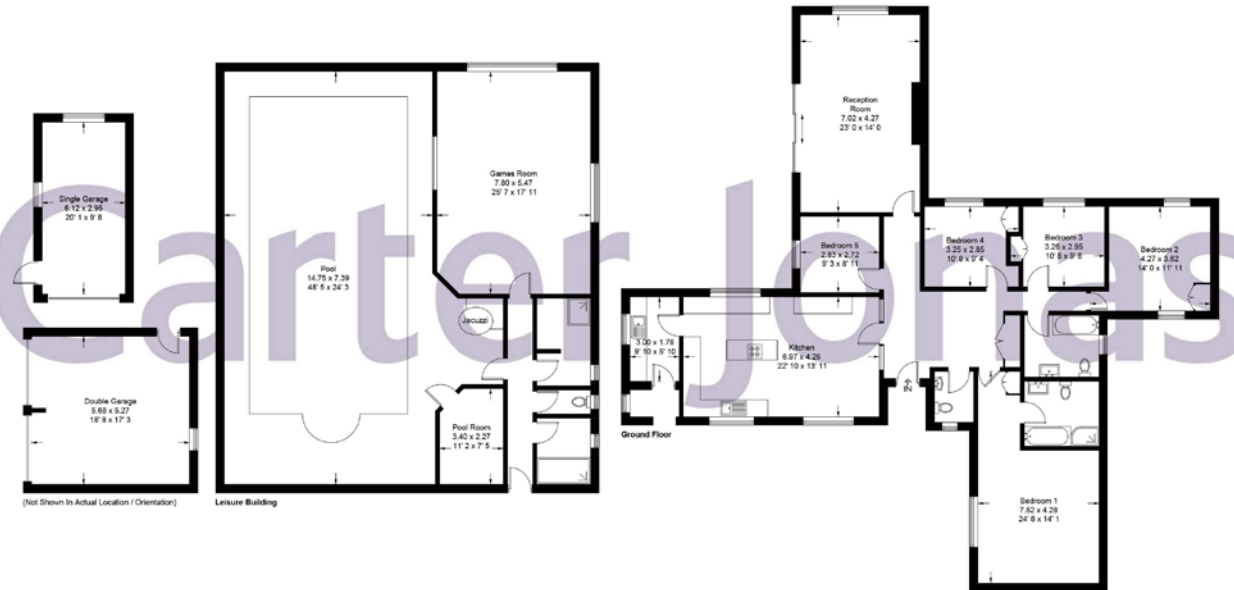
Approximate Gross Internal Area = 1879 sq ft / 174.6 sq m

Leisure Building = 2048 sq ft / 190.3 sq m

(Including Pool)

Garage = 517 sq ft / 48 sq m

Total = 4444 sq ft / 412.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cambridge South 01223 403330

cambridgesales@carterjonas.co.uk

The Marque, 141 Hills Road, Cambridge, CB2 8RJ

carterjonas.co.uk

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