

DAVID
BURR



27 Hollybush Way
Linton, Cambridge

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Linton, Cambridge CB21 4XH

Set at the end of a quiet cul-de-sac, this four-bedroom home enjoys a wonderful outlook across the surrounding countryside, with far-reaching views over open fields that are particularly striking from the upstairs bedrooms. The ground floor offers a well-proportioned sitting room with a feature fireplace and doors opening onto the garden. An adjoining dining room provides space for family meals and entertaining, while the fitted kitchen is arranged for everyday practicality. Upstairs, four bedrooms offer flexibility for family life, with the principal bedroom enjoying uninterrupted views across the neighbouring fields a lovely backdrop to begin and end the day. An en-suite shower room serves the principal bedroom, alongside a separate family bathroom.

The rear garden provides another vantage point from which to appreciate the open landscape, with the rural outlook lending a welcome sense of space and privacy. A double garage and generous driveway provide ample parking and additional storage. With its far-reaching views, peaceful position and convenient access to Linton's village amenities, this is a home that brings together countryside living and everyday practicality.



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PROPERTY INFORMATION

- Bedrooms: 4.
- Reception Rooms: 3.
- Bathrooms: 2.
- Off-road parking for multiple vehicles and double garage.
- Services: Mains water, electricity. Gas-fired heating. Mains drains.
- EPC: Band TBC.
- Communication Services: Broadband. Yes. Speed up to 1000 download and up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or <https://checker.ofcom.org.uk/>.

- Council Tax: Band E. £3,099.86 per annum.
- Local Authority: South Cambridgeshire District Council..

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

ABOUT THE AREA

Set in the Granta valley between rolling hills. Linton is a pleasant well regarded South Cambridgeshire Village with many listed buildings. Approximately 10 miles south east of Cambridge, the village has well served bus routes and is within easy reach of the M11 at Duxford, Stansted airport is around 25 minutes away. Amenities include several excellent public houses, a Co-op, bakery and other useful shops. It also boasts an excellent Health Centre and Library, Leisure Centre and very good village schools.

USEFUL INFORMATION

Towns and Villages

Bury St Edmunds (31 miles)
Cambridge (11 miles)
Newmarket (14 miles)

Pubs and Restaurants

The Dog and Duck
Crown Inn
The Three Hills
The Pear and Olive Restaurant
The Black Bull Inn

Schooling

Linton CE Primary School
Linton Heights Junior School
Linton Village College
The Perse School, Cambridge (11 miles)
St Faiths Preparatory School (11 miles)

Train Stations

Audley End (12 miles)
Cambridge (11 miles)
Whittlesford (8 miles)



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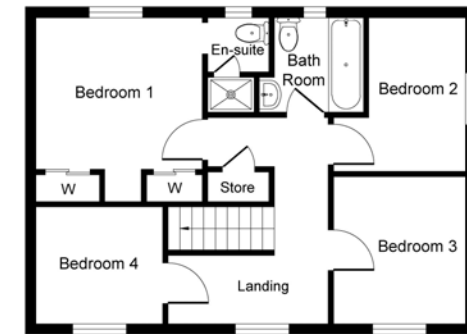
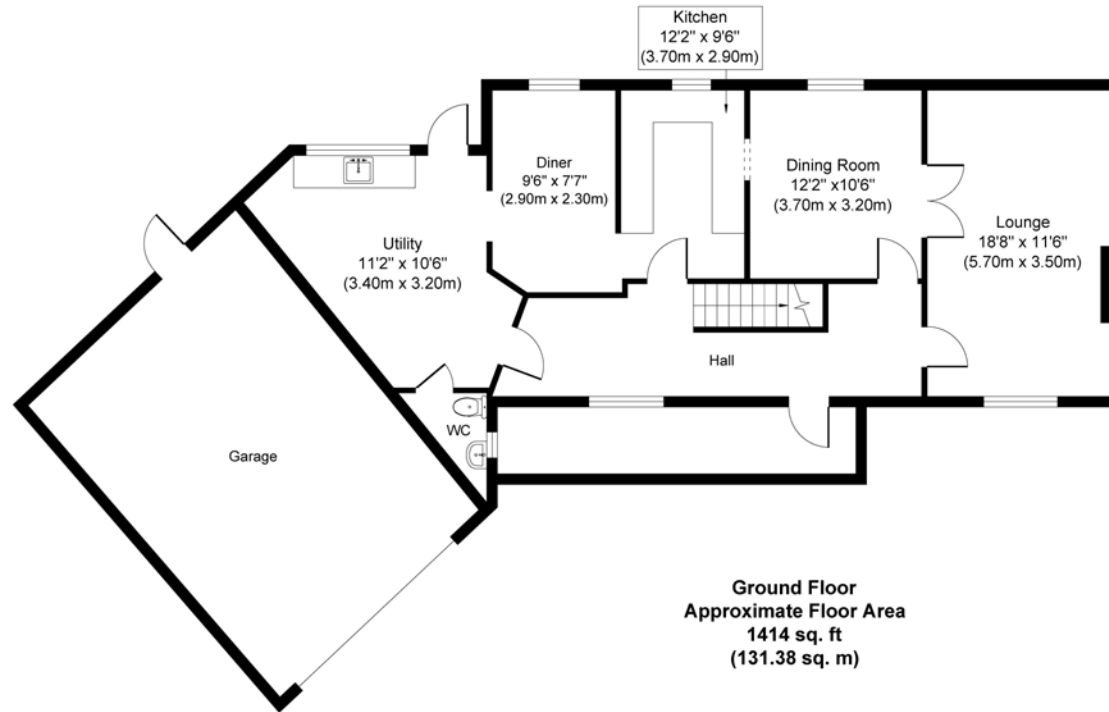








FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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