



St Edmunds Way, Hauxton

A wonderful, four-bedroom family home occupying a spacious plot on the edge of the popular South-Cambridge Redrow development. Less than six miles to Cambridge and in good proximity to a variety of local schools.

£3,750 pcm

St Edmunds Way,
Cambridge, CB22 5FP



This detached property is situated on an excellent plot right at the edge of the development and is a stones' throw from woodland.

On the ground floor is a welcoming entrance hall with storage under the stairs and a WC. The lounge has triple aspect windows and a superb M-Design wood burner. A second reception room at the front of the house would make an ideal study, playroom or even fifth bedroom. Spanning the rear of the house is an open plan kitchen / diner, fully equipped with a II appliances.

Upstairs are four double bedrooms. The primary room has two sets of wardrobes and an ensuite. Bedroom two also has an ensuite shower room and large fitted wardrobes. The family bathroom comprises a bath with shower over, WC and basin. Patio doors from the dining area open on to a good-sized, private garden. The garden has side access to the driveway.

Available 17th October 2025 to a professional household. Pets considered.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

UK power networks suggest the gas and electricity is currently supplied by:
Octopus Energy Ltd

Ofcom suggests the maximum broadband speed is: 1000Mbps

Gov.uk suggests the property has a very low flood risk.







193sqm / 2085sqft

4 bed, 3.5 bath, 2 recep

EPC - B / 89

Council tax band - F

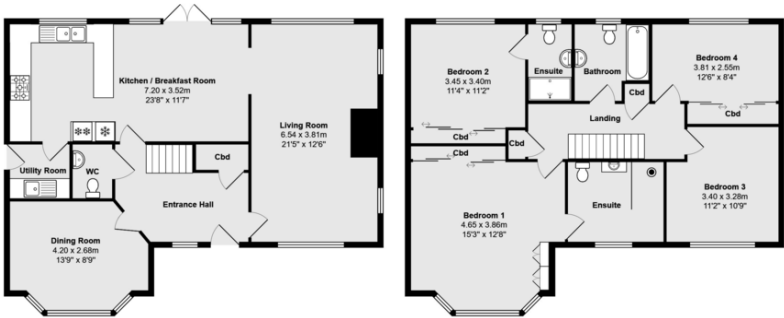
Gas central heating

Allocated parking

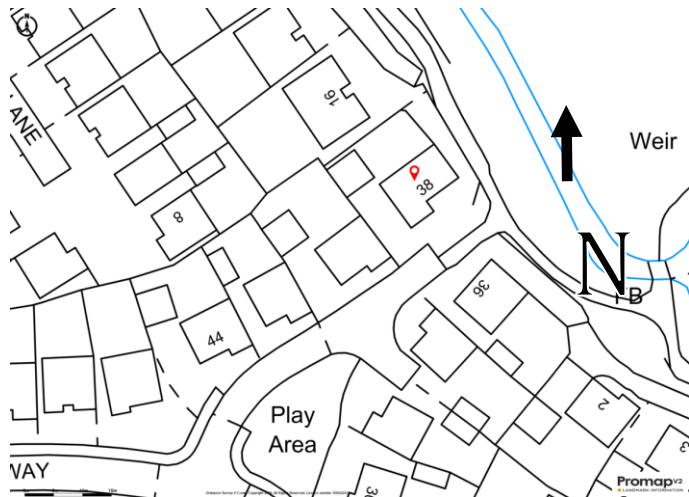
Enclosed garden

Available October 2025

St Edmunds Way Hauxton



Total Area: 193.7 m² ... 2085 ft²
All measurements are approximate and for display purposes only



Hauxton is a popular, historic South Cambridgeshire Village, located just four miles from the centre of Cambridge and within easy reach of the A10, M11 and the park and ride. The village has a range of amenities including a recreation ground with modern play equipment, sports pitches, an organic health shop, gym, ancient parish church and a well-regarded primary school that goes on to feed either Melbourn or Sawston Village Colleges, with bus services to both. There are more comprehensive facilities, as well as a station providing services into London Liverpool Street, in the neighbouring village of Great Shelford. There are good cycle routes to Cambridge, including a newly opened cycleway across to Trumpington Park and Ride and on to the Guided Busway cycle route, plus a regular bus service to Addenbrooke's and into the city centre.

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