Strympole Way

Highfields Caldecote, CB23 7ZJ

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£1,850 PCM

- Minimum 12 Month Tenancy
- Available from 10/02/2026
- Unfurnished
- EPC: C
- Council Tax Band
- Gas Central Heating
- Double Garage
- Garden

A 4 bedroom detached house located in a cul-de-sac within the heart of this popular west Cambridge village. The accommodation comprises entrance hall, living room, dining room, kitchen, utility room, cloakroom, master bedroom with en suite shower room, 3 further bedrooms and family bathroom. The property further benefits from a front and side gardens, driveway and double garage. We regret no sharers. Unfurnished. Available from 10/02/2026. EPC: C and Council Tax Band: E.

LOCATION

Highfields Caldecote lies approximately 7 miles west of Cambridge, is well located for access to major road networks including the M11, A14 and sits within Comberton Village College Catchment. The village has a range of local amenities including a village store, petrol station, primary school, social club, village hall and recreation ground with sports pavilion. Further amenities including a Morrisons supermarket can be found up the road in nearby Cambourne.

ENTRANCE HALL

with built in cupboard, double glazed window to side aspect and stairs rising to first floor. The living room, cloakroom, kitchen and dining room are accessed off the entrance hall

LIVING ROOM

with feature fireplace (not in use) and dual aspect with double glazed windows to front aspect and double glazed patio doors to side aspect with access to the garden.

KITCHEN

with base and wall units, work tops, sink with double glazed window above to side aspect, oven, gas hobs and dishwasher. Door to:

UTILITY ROOM

With a couple of wall units, fridge/freezer, space and plumbing for a washing machine and double glazed door to rear garden.

DINING ROOM

with double glazed windows to front and side aspects.

CLOAKROOM

with toilet, wash basin with tiled

splash back and double glazed window to rear aspect.

STAIRS/LANDING

all bedrooms and the family bathroom are accessed off the landing.

EN SUITE SHOWER ROOM

with shower cubicle, toilet and wash basin with wall mounted mirrored cabinet above.

BEDROOM 2

with built in wardrobe, 2 sets of double glazed windows to front aspect and double glazed window to side aspect.

BEDROOM 3

with built in wardrobe and double glazed window with curtains to front aspect.

BEDROOM 4

with double glazed window to side aspect.

BATHROOM

with shower over bath, toilet and wash basin with wall mounted mirrored cabinet above.

EXTERIOR

BEDROOM 1

with built in wardrobe, double glazed window to side aspect and door to:

FRONT

driveway providing off street parking and access to a garage. Path to front door with lawn to either side, shrubs at borders and gate to access side garden.

SIDE GARDEN

with path around from the front of the house. Predominantly laid to lawn with patio and flower/shrub beds at borders.

LETTING AGENT NOTES

For more information on this property please refer to the Material Information brochure on our Website.

Term – Minimum 6 month tenancy
Holding Deposit – £426
Deposit – £2134

Ground Floor
Approx. 56.6 sq. metres (609.3 sq. feet)

Living Room
6.17m x 3.30m
(20'3" x 10'10")

WC

Utility

Kitchen
3.18m x 2.47m
(10'5" x 8'1")

Entrance Hall

Dining Room
2.89m x 3.52m
(9'6" x 11'7")

First Floor
Approx. 58.7 sq. metres (631.8 sq. feet)

Bedroom 4
3.23m x 2.23m
(10'7" x 7'4")

Bathroom

En-suite

Bedroom 1
3.48m x 3.30m
(11'5" x 10'10")

Landing

Bedroom 3
2.84m x 3.30m
(9'4" x 10'10")

Bedroom 2
2.59m x 4.64m
(8'6" x 15'3")
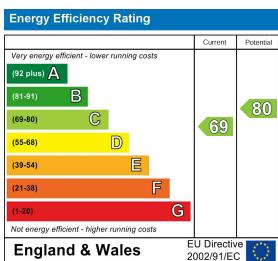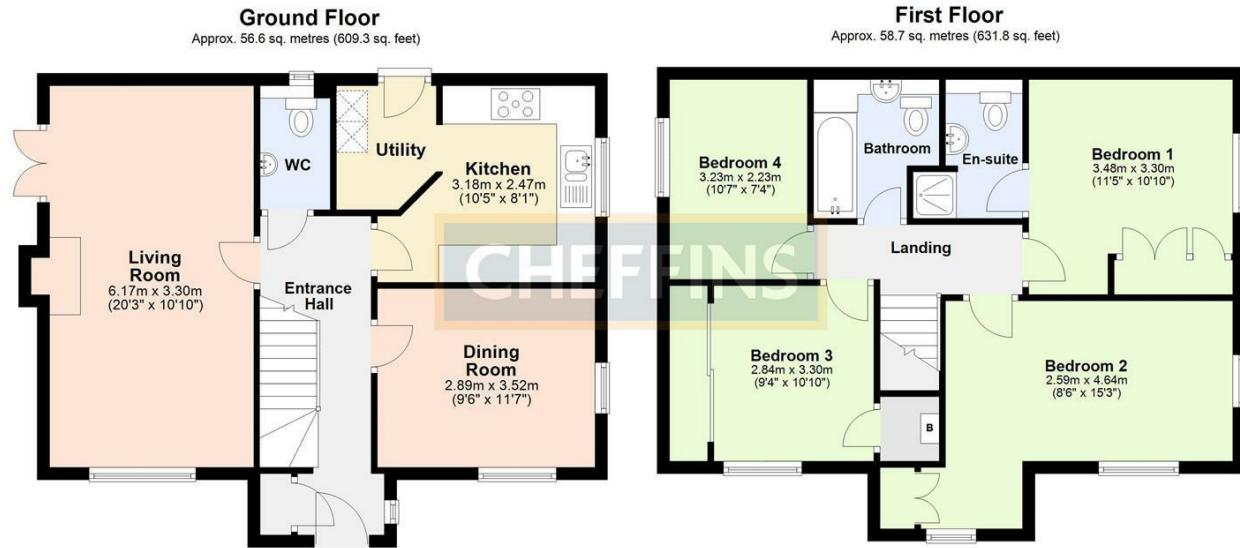
Total area: approx. 115.3 sq. metres (1241.2 sq. feet)

Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales | EU Directive 2002/91/EC

Agents note:
For more information on this property please refer to the Material Information Brochure on our website.

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