



Garden Fields | Little Shelford | Cambridge | CB22 5HH

£1,700 PCM

COOKE  
CURTIS  
& CO

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A charming three-bedroom home located on a quiet residential road in the sought-after village of Little Shelford. Offered unfurnished, this property provides spacious and versatile accommodation throughout, ideal for families or professionals.

- 143sqm / 1543sqft
- EPC - D / 63
- Gas Central heating
- Large garden
- 3 bed, 1 bath, 2 recep
- Council tax band - D
- On street parking
- Available Now

The property is entered via a front porch which leads into the hallway, providing a practical entrance space before opening into a generously sized sitting room positioned at the front of the house, featuring a characterful (non-working) fireplace. To the rear, the kitchen/breakfast room offers a good range of units and ample space for a dining table. Beyond the kitchen is a garden room with direct access to the rear garden, along with a ground floor WC which houses the included washing machine. On the first floor, there are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in wardrobes. The family bathroom is also located on this floor and is fitted



A well-presented three-bedroom home situated on a quiet residential road in the popular village of Little Shelford, offering spacious and versatile accommodation arranged over three floors.

The property is entered via a front porch which leads into the hallway, providing a practical entrance space before opening into a generously sized sitting room positioned at the front of the house, featuring a characterful (non-working) fireplace.

To the rear, the kitchen/breakfast room



with a bath. The second floor provides a further spacious third bedroom set within the eaves, offering a versatile area ideal as a guest bedroom, home office or additional living space. Externally, the property enjoys a generous rear garden with a large shed, while to the front there is on-street parking available. Available 13th February 2026. 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 electricity is currently supplied by: OVO Ofcom suggests the maximum broadband speed is: 1800mpb Gov.uk suggests the property has a very low flood risk.





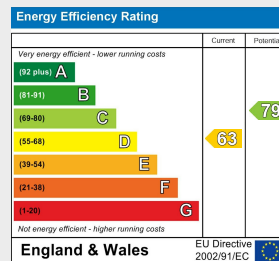
Little Shelford is one of the most highly sought-after south Cambridge villages and stands about 2 miles / 3.5 km south of the City boundary. The majority of the village is within a Conservation Area which has protected its charm and ensured it has not been swallowed up by major development over the years.

It is a thriving community with a modern village hall, a large recreation ground with a brand new sports pavilion, a charming phone box library, Side Quest Pub and a Chinese





Council Tax Band D EPC Rating D



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