



Little Gransden, Sandy, SG19 3DP

£1,700 pcm

Unfurnished

3 Bedrooms

Available from 19/06/2026

EPC rating: D

45 Mill Road, Cambridge CB1 2AW

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



Little Gransden, Sandy SG19 3DP

Located 16 Miles to the west of Cambridge, this well presented 3 Bedroom property benefits from being in a quiet village location as well as boasting, large rear garden, ample off road parking with garage as well as a newly installed Air Source heat pump heating system. St. Neots is also a short 15 minute drive away.

- 3 Bedroom property
- Quiet Village location
- Large Rear Garden
- 4 Car Driveway
- Garage
- Modern Bathroom
- Air Sourced Heat Pump installed
- Offered Unfurnished
- Deposit: £1961
- EPC: D

Rent: £1,700 pcm

Viewing by appointment

Little Gransden is a quiet village located 16 miles west of Cambridge.

The village has its own country pub a short walk from the property called The Chequers. An Establishment that has been run by the same family for 60 years.

The local shop and post office is in Great Gransden which is a short 10 minute walk and is comprehensively stocked with food and wines, the owners are charming and very helpful. They also have fairly long opening hours.

Barnabas Oley is the local Primary School which and has been awarded an Outstanding Provider award by Ofsted

The property offers ample off street parking including a garage, new installed heat pump heating system and a large rear garden.

Please note that the garden will be attended to fortnightly by the landlords gardener at no extra cost to the tenant.

HALLWAY

7'3" x 9'6" (2.20 m x 2.90 m)

With cupboard located under the stairs

W/C

4'3" x 5'11" (1.30 m x 1.80 m)

With W/C and hand basin

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

KITCHEN

10'6" x 9'6" (3.20 m x 2.90 m)

Includes free standing washing machine, integrated oven and grill with hob and integrated fridge freezer and dishwasher.

DINING ROOM

10'4" x 11'11" (3.15 m x 3.63 m)

LIVING ROOM

19'0" x 11'10" (5.80 m x 3.60 m)

STUDY

9'10" x 9'6" (3.00 m x 2.90 m)

Includes wall mounted shelves

BATHROOM

7'10" x 5'11" (2.40 m x 1.80 m)

Modern design and includes, shower, bath, W/C, hand basin and heated towel rail

LEFT REAR BEDROOM

9'6" x 9'6" (2.90 m x 2.90 m)

RIGHT REAR BEDROOM

9'10" x 12'2" (3.00 m x 3.70 m)

FRONT BEDROOM

11'2" x 12'2" (3.40 m x 3.70 m)

Council Tax Band: C

Holding Deposit: £392

Material Information:

https://sprift.com/dashboard/property-report/?access_report_id=5227983



Applying for a Property

British or Irish Citizens must evidence their right to rent from the documents listed below.

Either:

- a passport
- a travel document issued by the Home Office
- an immigration status document sent to you when you were given permission to stay in the UK

All of the above must include a Home Office endorsement. For example, a stamp or a vignette (sticker) inside. This must say you have one of the following

- indefinite leave to enter or indefinite leave to remain in the UK
- no time limit to your stay in the UK
- a certificate of entitlement to the right of abode
- exemption from immigration control
- limited leave to enter or limited leave to remain in the UK, or permission to stay for a time limited period - this must cover the time you'll be renting
- a certificate of entitlement to readmission to the UK

Non British or Irish Citizens will need to obtain a share code and including the following documentation to indicate the named person may stay in the UK. <https://www.gov.uk/prove-right-to-rent/get-a-share-code-online>

Either:

- a British passport (current or expired)
- an Irish passport or passport card (current or expired)
- a certificate of re-istration or naturalisation as a British citizen

OR

Two of the following:

- a current UK driving licence (full or provisional)
- a full birth or adoption certificate from the UK, Guernsey, Jersey, the Isle of Man or Ireland
- a letter from your employer
- a letter from a British passport holder in an accepted profession
- a letter from a UK government department or local council
- proof that you currently receive benefits
- a letter from a British school, college, or university that you currently go to
- a Disclosure and Barring Service (DBS) certificate
- proof that you have served in the UK armed forces
- a letter from a private rented sector access scheme or a voluntary organisation assisting you with housing
- a letter confirming you have been released from prison within the past 6 months
- a letter confirming you are on probation from your offender manager
- a letter from the UK police about the theft of your passport

These checks need to be followed up either 12 months from the date of the previous check, or before the expiry of the person's right to live in the UK. Copies of these documents are kept and will also be sent to our reference company so they can be verified

Important

All applications and negotiations are subject to contract, successful referencing and landlord approval. The payment of the initial monies will be deemed as acceptance of these terms.

Deposit held during the tenancy:

The security deposit of no more than the equivalent of 5 weeks' rent (or 6 weeks' for a property with a rent of over £50,000 per year), is held during the tenancy and this, together with the initial rent payment, is to be received by Pocock & Shaw before the tenancy can commence.

Other costs a tenant may incur

In addition to the deposit and rent, a tenant may potentially be charged for the following when required:

1. A holding deposit of no more than one weeks' rent;
2. A default fee for late payment of rent (after 14 days);
3. Reasonable charges for lost keys or security fobs;
4. Costs associated with contract variation when requested by the tenant, at £50, or reasonable costs incurred if higher.
5. Costs associated with early termination of the tenancy, when requested by the tenant; and
6. Costs in respect of bills - utilities, communication services, TV licence, council tax and green deal or other energy efficiency charges.