



Courtyards, Little Shelford, Cambridge, CB22 5ER

CHEFFINS

Courtyards

Little Shelford, Cambridge,
CB22 5ER

- Available from 21/08/2026
- Unfurnished
- EPC: B
- Council Tax Band: E
- Gas Central Heating
- Solar Panels
- Front and Rear Gardens
- Double Garage

A well presented 4 bedroom detached family home located in a highly sought after south Cambridge village. The property offers spacious and versatile accommodation comprising entrance hall, generous sitting room open to dining area open to kitchen, study and cloakroom to the ground floor and principle bedroom with en-suite shower room, 2 further double bedrooms, 1 single bedroom and bathroom to the first floor. The property further benefits with attractive gardens and double garage. We regret no sharers. Unfurnished. Available from 21/08/2026. EPC: B and Council Tax Band: E.

 4  2  3

£2,500 PCM





LOCATION

Courtyards is located in the highly sought-after village of Little Shelford, approximately 4 miles south of Cambridge city centre. The village combines a peaceful rural setting with excellent transport links, including nearby Great Shelford railway station with regular services to Cambridge and London Liverpool Street, while the M11 (Junction 11) provides convenient access to London, Stansted Airport, and the wider road network. Little Shelford offers a range of village amenities, with a wider selection of shops, cafés, and restaurants available in neighbouring Great Shelford. Surrounded by attractive countryside and close to the Gog Magog Hills, the village also benefits from highly regarded schools, making it a popular choice for families and professionals alike.



ENTRANCE HALL

stairs rising to first floor, built in cupboard and doors to study, sitting room and cloakroom.

STUDY

window to front aspect.

SITTING ROOM

feature open fireplace, 2 windows and patio doors to rear aspect and garden, under stairs cupboard and open to:

DINING ROOM

full height window to front aspect and open to:

KITCHEN

fitted with base and wall units, work tops, double butlers sink with window to front aspect above, 5 ring gas hob with extractor above, oven, microwave, fridge freezer and dishwasher, door to front garden.

CLOAKROOM

wc with vanity unit and high level window above, wash basin mirror above and further window to side aspect.

STAIRS/LANDING

large window to rear aspect, built in cupboard housing gas central heating boiler and doors to bedrooms and bathroom off.

BEDROOM 1

ceiling fan with light, window to front aspect and door to:

EN-SUITE SHOWER ROOM

shower enclosure, wc, wash basin, wall cabinet and window to side aspect.

BEDROOM 2

built in wardrobes with clothes rail, fitted shelving and desk and window to front aspect.

BEDROOM 3

built in wardrobes with clothes rail and fitted shelving, wall shelves and window to side aspect.

BEDROOM 4

window to rear aspect.

BATHROOM

large shower enclosure, bath, fitted wc and wash basin unit with vanity unit, illuminated mirror, window to side aspect and utility cupboard



housing washing machine and tumble dryer.

OUTSIDE

double garage with automated up and over door with parking in front, enclosed garden with gated access to front garden principally paved with shrub borders and water feature, pathway to entrance door and accessed to generous rear garden principally laid to lawn with patio, barked area, shed, established flower and shrub borders and mature trees. Garden service and Robot Lawn Mower included.

LETTING AGENT NOTES

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

Holding Deposit - £576

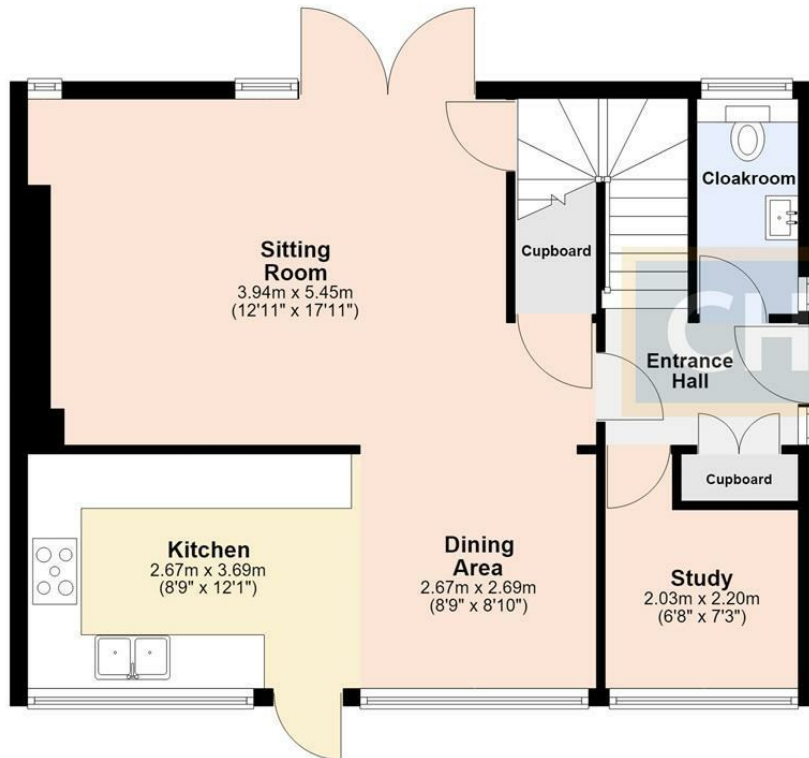
Deposit - £2884





Ground Floor

Approx. 58.8 sq. metres (633.3 sq. feet)

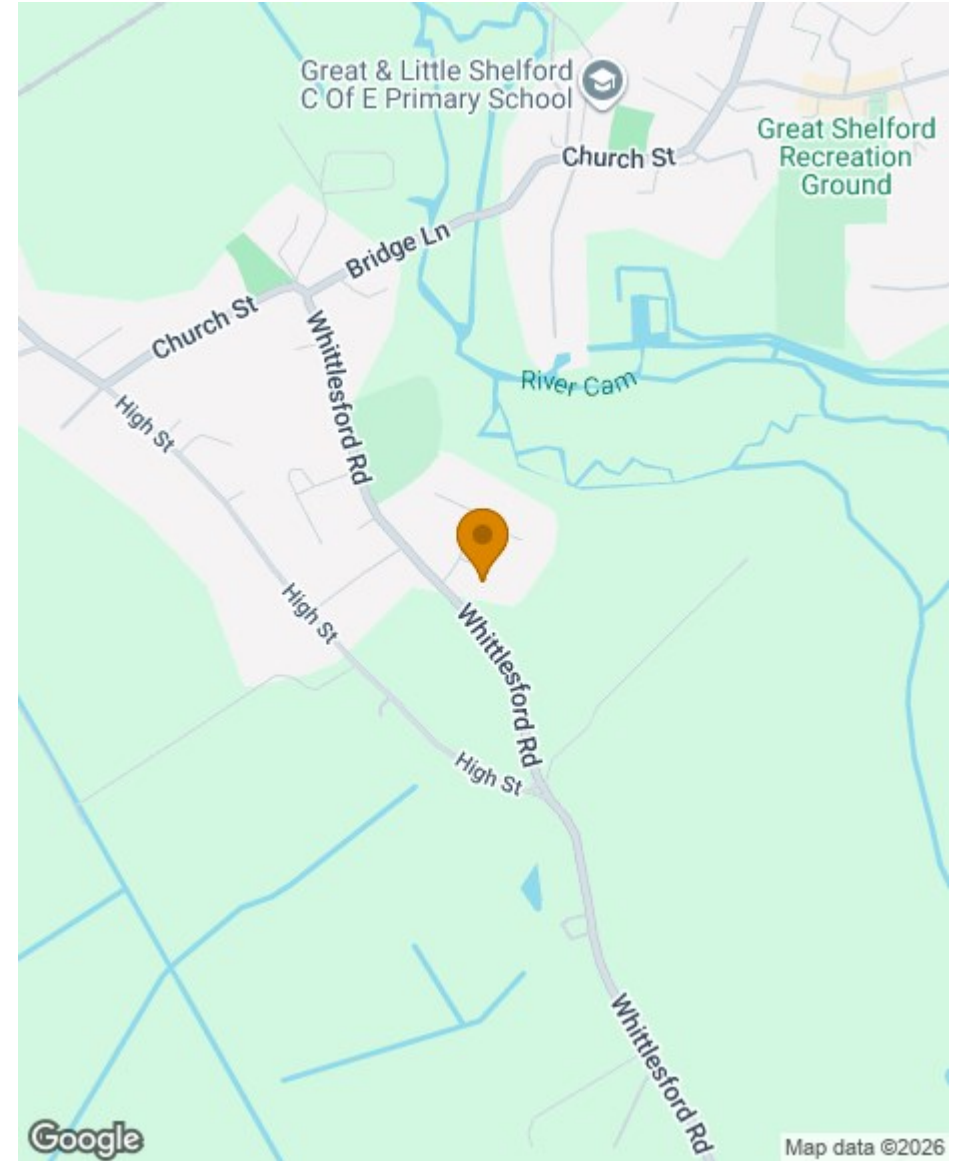


First Floor

Approx. 65.6 sq. metres (705.8 sq. feet)



Total area: approx. 124.4 sq. metres (1339.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	89
(69-80) C		
(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.

Clifton House, 1-2 Clifton Road, Cambridge, Cambridgeshire, CB1 7EA | 01223 271916 | cheffins.co.uk

IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.



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