



Coles Lane, Oakington, Cambridge, Cambridgeshire, CB24 3AF

£2,500 pcm

Unfurnished

4 Bedrooms

Available from 25/09/2026

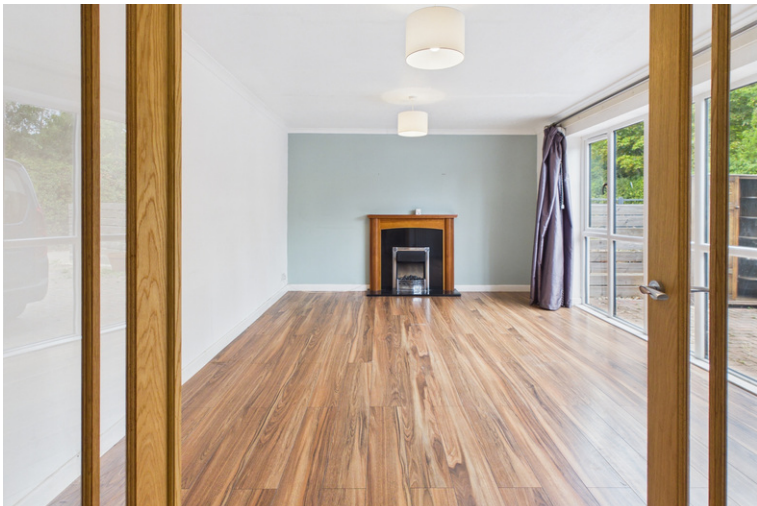
EPC rating: C

45 Mill Road, Cambridge CB1 2AW

TEL: 01223 322552

E-MAIL: cambridgelettings@pocock.co.uk

WEB: www.pocock.co.uk



Coles Lane, Oakington, Cambridge, Cambridgeshire CB24 3AF

Attractive four bedroom family home. Garage, drive space for five cars. Spacious ground floor with versatile accommodation. Stunning kitchen and dining area with folding doors opening full width to the patio and garden beyond. Annex available for use, but not living accommodation. Mature garden.

- Four bedroom family home.
- Ample parking for five or more cars plus garage.
- Patio and mature garden.
- Pets considered on a case by case basis.
- Sorry, not suitable for share groups.
- Must be viewed to appreciate.
- Annex (not as additional living space).
- EPC - C
- Council tax band E
- Deposit: £2884.00

Rent: £2,500 pcm

Viewing by appointment

Oakington is within easy reach by road or guided busway to Cambridge. The village shop and pub are just a short distance from this stunning family home. The house itself has versatile accommodation including two sitting rooms, large entrance hall with wood burning stove, four bedrooms, two bathrooms plus ground floor WC. Laundry room. Large kitchen with three ovens, induction hob and opens to the patio and garden beyond. Annex available for use, but not as extra living accommodation.

Entrance hallway

19'1" x 14'6" (5.82 m x 4.41 m)

Large space with wood burning stove. Stairs to first floor. Sliding storage. Access to all ground floor rooms.

Dining room

15'1" x 11'7" (4.59 m x 3.53 m)

Versatile room which could be a play room, study or indeed a dining room. French doors to garden.

Laundry room

11'9" x 8'0" (3.58 m x 2.43 m)

Work surfaces and washing machine under. Door to garden.

Ground floor WC

6'0" x 3'5" (1.83 m x 1.05 m)

WD and basin

Kitchen dining area

21'5" x 17'11" (6.52 m x 5.47 m)

Large room with three eye level ovens, induction hob, fridge freezer, dishwasher. Folding doors which open to the full width of the room to the patio and garden. Ample storage.

Front sitting room

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

17'11" x 11'11" (5.45 m x 3.64 m)
Picture window overlooking the front of the house.

Landing
14'7" x 12'11" (4.45 m x 3.94 m)

Main bedroom
17'11" x 10'2" (5.46 m x 3.09 m)
Good size double bedroom with en-suite shower room. Juliet balcony.

En-suite shower room
8'10" x 4'9" (2.68 m x 1.44 m)
Shower enclosure. Basin and WC.

Second bedroom
18'3" x 9'7" (5.55 m x 2.92 m)
Double room with built in shelving.

Family bathroom
9'11" x 7'9" (3.03 m x 2.35 m)
Bath, shower, basin and WC.

Single bedroom
8'10" x 8'7"
(2.68 m x 2.62 m)
Over looking the front of the house.

Double front bedroom
11'10" x 8'11" (3.60 m x 2.72 m)
Double room overlooking the front of the house.

Council Tax Band: E

Holding Deposit: £576

Material Information:
https://sprift.com/dashboard/property-report/?access_report_id=5521741



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 registration 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.