



Hillside | Orwell | Royston | SG8 5RA

£2,500 Per Month

COOKE  
CURTIS  
& CO

## Key features

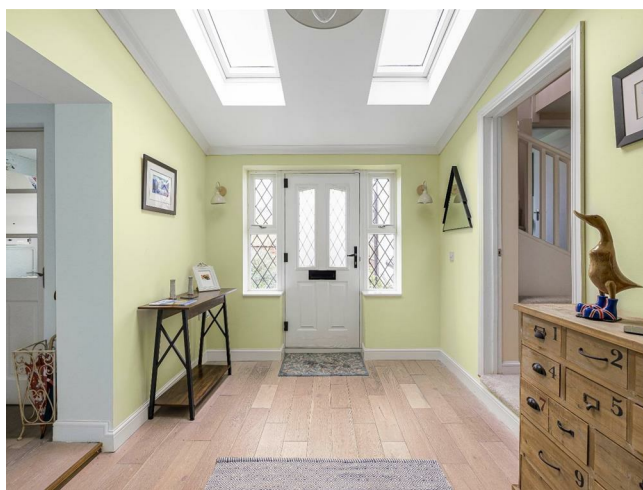
- 204sqm / 2192sqft
- 4 bed, 2 bath, 3 recep
- EPC - E / 42
- Council tax band - D
- LPG and electric underfloor heating
- Garage and driveway parking
- Enclosed rear garden
- Available June 2026

## Description

A gorgeous family home on the outskirts of the picturesque village of Orwell, offering beautiful countryside views and walks to the rear. Located just six miles southwest of Cambridge, this property is available now.

## Directions

Orwell is an attractive and traditional Cambridgeshire village, about seven miles southwest of Cambridge and a similar distance north of Royston. The centre of the village carries very little through traffic and its compact size gives it a close sense of community aided by a thriving primary school, handsome dining pub, general convenience store, post office and hairdresser. There is a large recreation ground and a Parish Council owned hillside nature reserve that is a designated Site of Special Scientific Interest. A 15th century Parish Church overlooks the village and there is a village hall and Methodist Church. There are



This stunning property boasts impressive proportions and exceptional presentation throughout, making it an ideal family home with four bedrooms, three reception rooms and two bathrooms.



# Floor plans

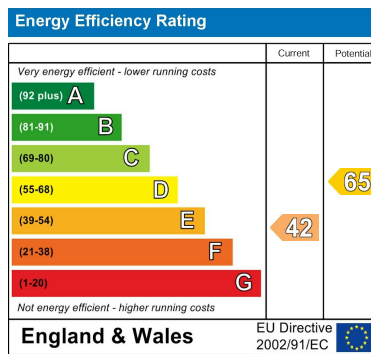
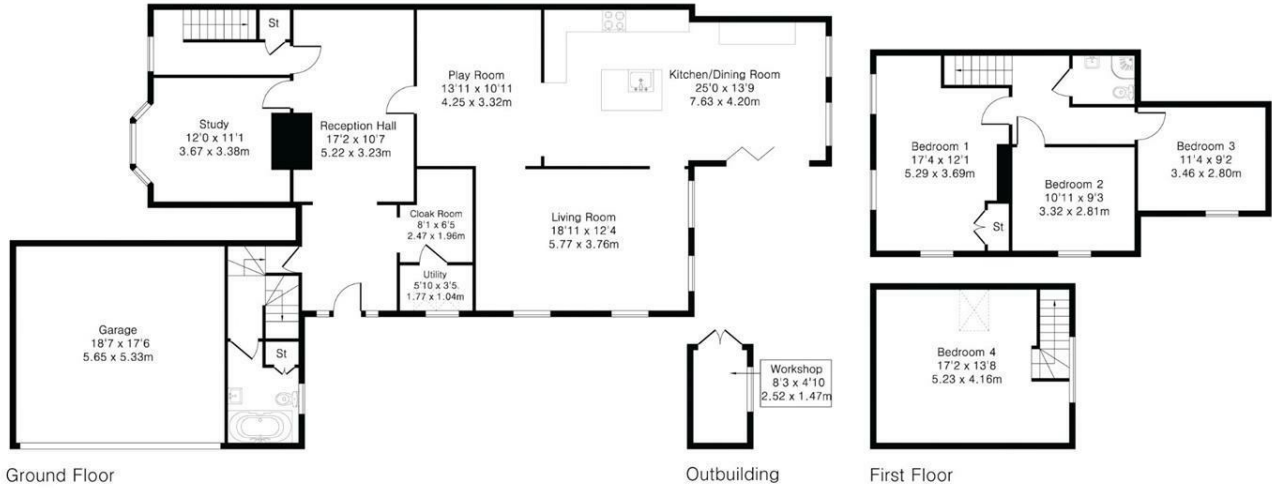
## Approximate Gross Internal Area 2192 sq ft - 204 sq m

Ground Floor Area 1413 sq ft – 131 sq m

First Floor Area 739 sq ft – 69 sq m

Outbuilding Area 40 sq ft – 4 sq m

Garage Area 324 sq ft – 30 sq m



Council Tax Band **D** EPC Rating **E**

**COOKE  
CURTIS  
& CO**

40 High Street  
Trumpington  
Cambridge  
Cambridgeshire  
CB2 9LS  
01223 508050

Lettings@cookecurtis.co.uk  
cookecurtis.co.uk