

TADLOW HOUSE

TADLOW


BIDWELLS





An outstanding Georgian country house occupying a spectacular rural setting, approached within 10 acres of mature gardens and grounds, with far-reaching views over the West Cambridgeshire countryside.

Cambridge 13 miles, Royston 8 miles, Biggleswade and A1 6 miles (distances are approximate).

Property Summary

Main House 7,270 sq ft (675 sq m)

Garage: 384 sq ft (36 sq m)

Outbuilding 360 sq ft (33 sq m)

TOTAL: 8,014 sq ft (745 sq m)

- Ground Floor: Entrance Hall, Cloakroom, Office, Sitting Room, Dining Room, Kitchen, Breakfast Room, Family Room, Utility Room, Boot Room, Games Room with Mezzanine, 3 Cellar Rooms.
- First Floor: Principal Bedroom, Dressing Room, En-suite Bath/Shower Room, further Bedrooms, 2 Bath/Shower Rooms.
- First floor Annexe: Kitchen/Sitting Room, Bedroom, Bathroom.
- Outside: Sweeping Driveway, Double Garage, Outbuilding Comprising: Shed and Storage Rooms, formal Grounds and Gardens, including ornamental pond, 3.5 acres of Meadow land, woodland area. In all comprising just under 10 acres.

Please read Important Notice on the floor plan page.

**TADLOW HOUSE,
TADLOW, ROYSTON,
CAMBRIDGESHIRE SG8 0EL**





Description

Tadlow House, formerly the Vicarage to the adjoining 13th-century Church of St Giles, is an outstanding, classic Georgian family home. Built by Downing College, Cambridge in 1832 and constructed with brick elevations under a tiled roof, the spacious and elegant accommodation with large sash windows and French doors provides a light and airy atmosphere throughout. The current owners have carried out a full and extensive program of improvements across the entire property, including a full renovation and re-landscaping. The result is a stunning and unique family home with a wealth of period charm, combined with the comfort of modern day living. The house is set within 10 acres, split across three titles, with internal accommodation stretching to around 8000 sq ft.

Outside

The house is situated within extensive landscaped gardens and grounds, approached over a sweeping tree lined drive to a wide gravelled parking area to the front and side of the house and brick and slate Detached Garage block comprising 2 Garages each 19'4 x 9'5 (5.89m x 2.88m) with twin up-and-over doors, power and light, with greenhouse to one side and an adjoining modern timber building incorporating a Shed and open fronted Storage Barn.

First Floor Annexe

Adjoining the side elevation of the house on the first floor is an annexe comprising Kitchen/Sitting Room, Bedroom and Bathroom.

Gardens and Grounds

These create an idyllic setting for the house and comprises formal and informal areas.



Fine mature trees to all boundaries provide a high degree of privacy and seclusion. The garden has been carefully re-landscaped by the present owners to ensure that there is interest and variety throughout the seasons. A particular feature to the left-hand front side of the house, is a stunning, three-sided courtyard garden with paved areas and beautifully maintained flower and shrub beds. A further terraced area adjoins the southwest elevation of the property, enclosed with immaculately clipped yew hedging and leads to a wide expanse of lawn.

There is an avenue of pleached limes and large lawned area enclosed by yew hedging beyond which is a Water Garden with a long rectangular Lily Pond in a gravelled surround with 2 rows of Portuguese laurel. Steps lead up to a lawned area with flower and shrub borders and attractive octagonal Summer House with fitted wooden seats to take full advantage of this area. Further west is a mixed Orchard approached through an avenue of Japanese Salix.



There is also an area of woodland along the north-eastern boundary, providing an excellent windbreak.

Meadow

There is an area of about 3.55 acres (1.438 hectares) on the western side of the property, enclosed by post and wire fencing which could be used as a paddock. It is currently laid out as a "wild garden" and has mown walkways and many fine specimen trees including wellingtonias, copper beech, horse chestnut, maple, ginkgo and a variety of firs.

In all the property comprises about 9.89 acres (4.002 hectares).

Property Highlights

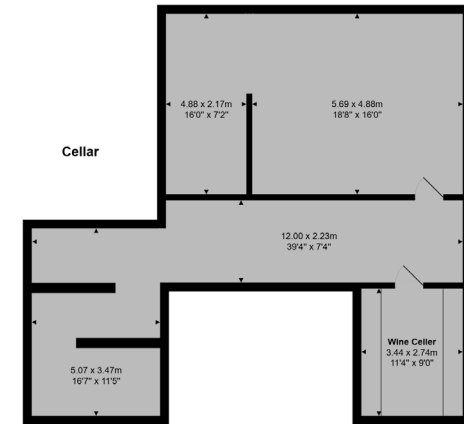
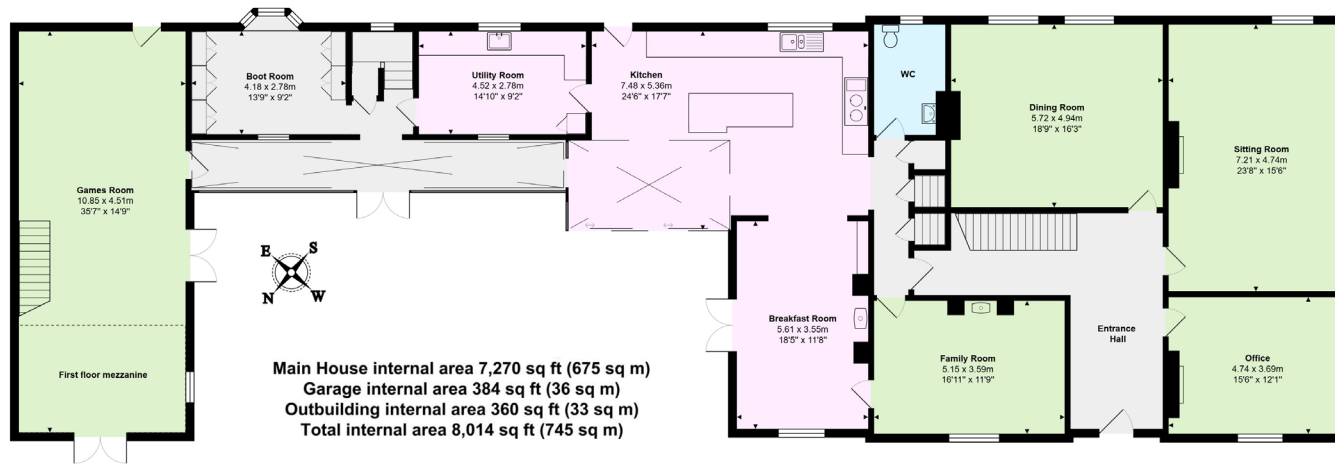
- Fine portico entrance with substantial panelled front door and fanlight over
- Spacious "L" shaped Reception Hall with elegant staircase and mahogany handrail.
- Impressive 10' 9" high ceilings to the ground floor and 9' high to the first floor and fine period features include deep skirtings, moulded corning, solid panelled internal doors and impressive open fireplaces
- There are deep sash windows with working shutters in the Sitting Room, Dining Room and Office. In addition, there are French doors with access to the garden from the Sitting and Dining Rooms
- Elegant dual aspect Sitting Room 23'8 x 15'6 (7.21m x 4.74m) with open fireplace, marble surround and slate hearth. Delightful garden views to the south and east
- Fine Dining Room 18'9 x 16'3 (5.72m x 4.94m) with open fireplace, marble surround and slate hearth
- Dual aspect Office with extensive fitted bookcase to one wall, open fireplace with marble surround and slate hearth
- Impressive Kitchen 24'6 x 17'7 (7.48m x 5.36m) with 4 oven electric Aga, extensive range of base and wall cabinets, central island and Breakfast Room with open fireplace with wood burning stove and French doors to courtyard garden
- Useful Boot Room and Utility Room



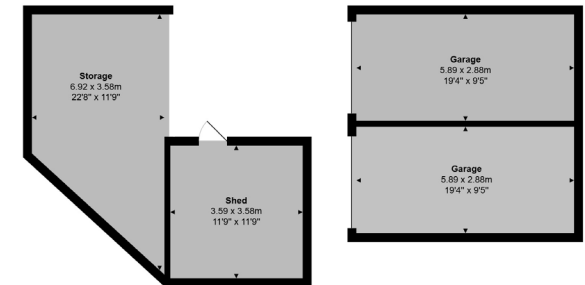
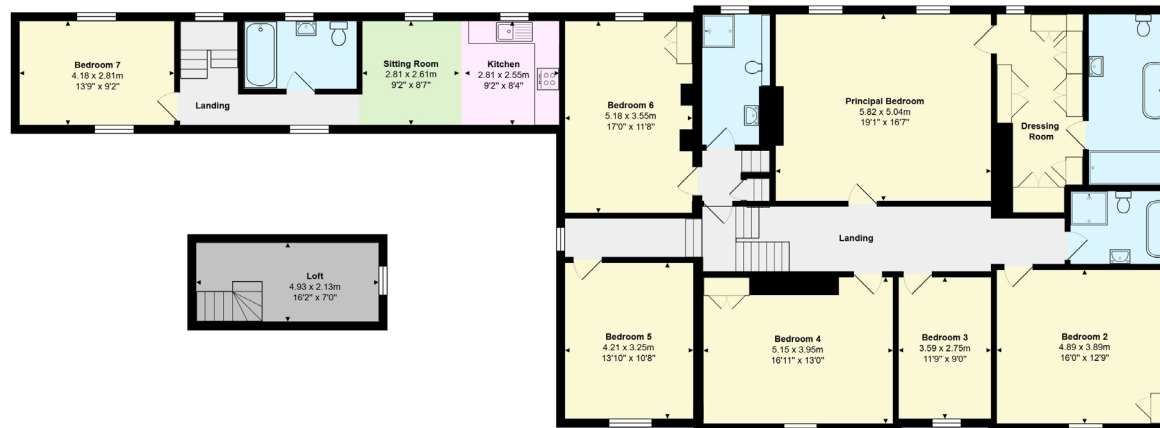
- Extensive Cellars
- Contemporary floor-to-ceiling fully glazed corridor with glazed ceiling and access to Games Room
- Spacious Principal Bedroom Suite with excellent Dressing Room and good sized Bathroom
- 5 further Bedrooms and 2 Bath/Shower Rooms

- First Floor Annexe comprising Kitchen/Sitting Room, Bedroom and Bathroom
- Oil fired central heating and extensive solar roof panelling, with Tesla battery and EV car charging point
- Security alarm system
- Double Garage and Outbuilding

Ground Floor



First Floor



Important Notice

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Location

Nestled in the idyllic south Cambridgeshire countryside, the picturesque village of Tadlow offers a peaceful rural lifestyle while remaining conveniently close to both the bustling market town of Royston and the University city of Cambridge (approximately 13 miles away). Tadlow is surrounded by open farmland and gently rolling landscapes, with a quintessential English village atmosphere, making it ideal for those seeking tranquillity without isolation. The village itself is steeped in charm, with a mix of traditional period and more modern homes, many enjoying scenic views of the surrounding countryside. Tadlow benefits from a close-knit community feel and is home to the historic St Giles' Church, adding to its character and heritage. Tadlow House lies immediately to the west of the church on the northern outskirts of the village. For day-to-day needs, nearby Royston (approximately 8 miles away) offers an excellent range of shops, cafés, restaurants and leisure facilities. Additional amenities can be found in nearby villages such as Bassingbourn and Meldreth, including local shops and pubs.

The area is particularly well placed for access to Cambridge, renowned not only for its academic excellence and global reputation but also for its outstanding range of independent and state schooling. Highly regarded private schools include St John's College School and King's College School on Grange Road, along with The Perse, St Faith's and The Leys on Trumpington Road, all within easy reach.

London commuters are well served with mainline railway stations at Biggleswade, Sandy and Royston providing services to King's Cross in approximately 40 minutes, while Stevenage offers a fast service in around 23 minutes.

The surrounding countryside provides an abundance of walking, cycling and riding opportunities, making the area particularly popular with families and outdoor enthusiasts. A variety of recreational pursuits are available nearby, with golf courses and country parks all within easy reach.



Viewing

By prior telephone appointment with Bidwells - 01223 841842

Enquiries

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Additional Information

Local Authority

South Cambridgeshire District Council
01954 713000

Outgoings

Council Tax Band: H
Council Tax Payable
2026/2027: £5,072.50

Services

Mains electricity and water are connected to the property. Oil fired Central Heating and Septic Drainage Tank

Fixtures & Fittings

All items normally designated as tenant's fixtures and fittings are expressly excluded from the sale.

Tenure & Possession

The property is for sale freehold with vacant possession on completion

Energy Rating C

Health & Safety

Please ensure that you take due care when inspecting any property.

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