

HASLINGFIELD MANOR, 5 HIGH STREET, HASLINGFIELD







Located in the desirable village of Haslingfield, just outside Cambridge, Haslingfield Manor is a rare Grade II* country house set within over three acres of private grounds. Defined by historic pedigree, architectural presence and quietly luxurious design, it offers an exceptional lifestyle within easy reach of the city.

Cambridge 6 miles, Royston 9.5 miles, Royston Railway Station (King's Cross line) 9.5 miles, Cambridge Railway Station (King's Cross, Liverpool Street & St. Pancras routes) 6 miles, M11 (Junction 11) 5 miles, Stansted and Luton Airports 30 miles (distances are approximate).

Gross Internal Floor Area

Main House: 6,720 sq ft (626 sq m) plus Outbuildings: 670 sq ft (63 sq m)

Total: 7,420 sq ft (689 sq m)

Please read Important Notice on the floor plan page.



**HASLINGFIELD MANOR,
5 HIGH STREET,
HASLINGFIELD,
CAMBRIDGE CB23 1JW**

Description

Haslingfield Manor is an exceptional and rare country house, quietly positioned within just over three acres of beautifully curated grounds, moments from Cambridge. Dating back to the mid 16th century and originally built for Thomas Wendy, physician to Henry VIII, the manor is rich in historic significance, having notably hosted Queen Elizabeth I during her 1564 progress to Cambridge. Carefully shaped by later periods, including considered late 17th century additions, the house today presents a compelling blend of architectural heritage and contemporary craftsmanship. Approached via a historic bridge over the original moat, it offers a sense of calm, privacy and understated grandeur, enhanced by award-winning interiors and landscape design by an internationally acclaimed designer, a home that feels both deeply grounded in its past and confidently suited to modern life.





Outside

The gardens and grounds at Haslingfield Manor form an integral part of the experience of the house, creating a setting that feels both private and quietly assured. Set within just over three acres and arranged around the original moat, the landscape has been carefully shaped to emphasise space, seclusion and long, elegant views. Lawns flow gently away from the house, framed by mature trees and softened by layered planting, giving the grounds a sense of natural balance and unforced beauty that changes subtly with the seasons.

Designed by the internationally respected landscape designer Dan Pearson, the gardens combine a strong underlying structure with a relaxed, naturalistic character. Formal elements sit comfortably alongside more informal areas, creating a variety of outdoor settings for entertaining, play and quiet retreat. The result is a landscape that complements the architectural presence of the manor without competing with it, thoughtful, timeless and highly liveable, offering an exceptional extension of the house into its surroundings.





Property Highlights

- A series of elegant reception rooms, including a principal drawing room opening directly onto the gardens, offering a natural flow between formal entertaining and everyday living.
- Interiors reimagined by Studio Ilse, combining historic fabric with a calm, tactile aesthetic that emphasises comfort, proportion and quality of natural materials throughout the principal rooms.
- A kitchen and breakfast room designed as a relaxed, sociable heart of the house, complemented by an original wine cellar that adds character and practicality.
- A well-judged balance of formal rooms, informal sitting areas and quieter retreats, including a library, study and family spaces, allowing the house to adapt easily to modern life.
- A generous principal bedroom suite arranged as a private retreat, incorporating dressing rooms, a substantial ensuite bathroom and an additional snug or yoga room.
- Further thoughtfully arranged bedrooms, including ensuite suites on the first floor and additional accommodation on the upper floor, suitable for family members and guests.
- Just over three acres of gardens and grounds, set around the original moated island, providing privacy, rhythm and a strong sense of place.
- Landscape design by Dan Pearson, incorporating lawns, gardens for entertaining, a grass tennis court, kitchen garden, greenhouse and discreet recreational features, creating a setting that is both beautiful and highly usable.





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Location

Haslingfield is a highly regarded and well served village, positioned just to the southwest of Cambridge and surrounded by attractive South Cambridgeshire countryside. The village benefits from a strong sense of community and a range of local amenities including a primary school, post office and general store, delicatessen, café and an active recreation ground.

Secondary education is available at nearby Comberton, where the well respected village college is consistently recognised for its strong academic performance.

The University city of Cambridge provides an extensive choice of independent and state schooling, together with a wide range of shops, restaurants and cultural attractions. The city is also internationally renowned as a centre for science and technology, anchored by the University's research facilities and the Cambridge Science Park.

For commuters, the property is well placed, with convenient access to the A10 and M11, and a choice of mainline rail services. Cambridge and Royston stations provide frequent and direct services to London, including King's Cross, St Pancras, Farringdon and Liverpool Street, making the area particularly popular with London based professionals.

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: £5,147.82

Services

All mains services are connected to the property.

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 D

Health & Safety

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

