

Tadlow House

High Road, Tadlow, Cambridgeshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP



An elegant Georgian country house set in 9.89 acres of glorious gardens and grounds with delightful views.

Tadlow House offers a wealth of elegant accommodation which has been renovated and remodelled by the current owners. This light and airy property comprises 5 reception rooms, a large kitchen/ breakfast room, 6 bedrooms, games room and a separate one bed roomed annexe.



5 RECEPTION ROOMS



7 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE



9.89 ACRES



FREEHOLD



EDGE OF VILLAGE



6,316 SQ FT



**GUIDE PRICE
£3,450,000**



The property

Formerly the Vicarage to the adjoining 13th century church of St Giles, Tadlow House was built by Downing College, Cambridge in 1832. The property is a classic example of Georgian architecture with generous and elegant accommodation, arranged over two floors. The present owners have undertaken extensive renovation throughout including installing insulation in the walls, floors and ceilings to create the perfect balance of contemporary living within a period frame, yet retained many of the original features. These include deep skirtings, impressive 10'9" ceilings, moulded cornicing and working shutters to deep sash windows. A fine portico entrance with substantial panelled front door and fanlight over leads to a spacious "L" shaped Reception Hall with elegant easy rising staircase and mahogany handrail. Three principal reception rooms comprise the south and west facing dual aspect study, an impressive drawing room with open fireplace, marble surround and slate hearth, and a fine dining room again with fireplace and hearth. Both also have French doors onto the gardens to the east and south aspects. The internal

hall leads through to a ground floor cloakroom and two doors, one accessing the cellar and the other a secondary staircase. The front aspect has a snug/ tv room with log burner and a separate breakfast room. A superb extended kitchen/breakfast room has a range of fitted cabinets with built in appliances, granite surfaces and breakfast bar. Windows to two aspects ensure this is a bright and welcoming space which leads to a utility room and fitted boot room. A feature glass lobby connects the kitchen to the games room. The games room has a double height ceiling and mezzanine floor to one end on which there is a gymnasium. A one bedroom annexe is located above the utility room and boot room which is equipped with a kitchen/breakfast area, a double bedroom and a private bathroom. First floor accommodation has 9 ft ceiling heights and comprises the stunning principal bedroom suite with fitted dressing room and ensuite bathroom. There are five further bedrooms and two bathrooms. Access can also be gained via a concealed staircase to the attic providing storage space, and a landing housing the comms systems.





Outside

The west facing house is approached over a sweeping tree lined drive with shaped bushes to a wide gravelled parking area to the front and side. The once walled front aspect has been sympathetically landscaped providing a block terrace with inset planted beds, an ideal area for entertaining. The gardens and grounds extend to circa 9.89 acres and create an idyllic setting for the house comprising formal and informal areas.

Either side of the drive extensive lawns have fine mature trees to all boundaries providing a high degree of privacy and seclusion. The garden has been carefully planned and landscaped to ensure that there is interest and variety throughout the seasons. The rear garden faces east and is approached via gates to either side. A paved terrace extends outside the drawing room and abuts a lawn enclosed by post and rail fencing and yew hedging. This terrace continues along the southern elevation providing an ideal suntrap protected by mature Yew hedging. To the north west is an avenue of clipped yew with topiary

and a greenhouse. Mown pathways lead to a series of garden "rooms" including a lawned area with deep well stocked shrub and flower borders. Beyond is a water garden with a long rectangular lily pond in a gravelled surround with two rows of Portugese laurel.

Steps lead up to a lawned area with flower and shrub borders and a most attractive octagonal summer house with fitted wooden seats to take full advantage of this area. Further west is a mixed orchard. There is also an area of woodland along the north-eastern boundary, providing an excellent windbreak and a rewilded garden with many fine specimen trees including wellingtonias, copper beech, horse chestnut, maple, ginkgo and a variety of firs. Adjacent to the property is a brick and slate detached double garage 6.05m x 5.8m (19' 10" x 19') with twin up-and-over doors, power and light and adjoining modern timber building incorporating a stable and open-fronted store.



Location

Tadlow is a small village situated to the south-west of Cambridge, Tadlow House lies immediately to the west of the church on the northern outskirts of the village. Local facilities are available in Potton, Royston and the village of Ashwell. London commuters are well served with mainline railway stations available at Biggleswade, Sandy and Royston, providing services to London King's Cross. The University city of Cambridge is about 13 miles away which provides a wide range of shopping and cultural facilities along with an excellent choice of schools.

Distances

- Cambridge 13 miles
- Royston 9.7 miles
- Hitchin 19 miles
- London 69 miles
- Stansted Airport 39 miles

Nearby Stations

- Royston (London in 39 mins)
- Biggleswade (London in 36 mins)
- Cambridge (London in 48 mins)

Nearby Schools

- The Perse
- The Leys
- St Faiths
- Kings College School
- Bassingbourn Village College/ primary school
- Steeple Morden Primary School
- Hitchin Girls School
- Hitchin Boys School







Floorplans

House internal area 6,316 sq ft (587 sq m)

Total internal area 8,008 sq ft (744 sq m)

For identification purposes only.

Directions

SG8 OEL

what3words///speaks.sparkles.lighten

General

Local Authority: South Cambs

Services: Mains water and electricity. Oil central heating. Septic tank for drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

Additional information:

- The property is fitted with solar panels and a battery to store electricity
- EV chargers fitted at the property

Cambridge

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Country House Department

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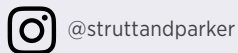
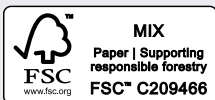
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