The Gardens House at Sandringham

Region: East Of England **Sleeps:** 8

Overview

Encircled by towering pines and edged by centuries-old estate walls, The Gardens House rests within the heart of Sandringham's royal grounds, where manicured borders give way to woodland stillness. Once home to Sandringham Estate's (https://www.oliverstravels.com/britain-ireland/norfolk/sandringham-estate/) head gardener, this handsome brick residence now offers guests a rare invitation to experience the grace and quiet rhythm of life on one of Britain's most storied country estates.

Its rich brickwork, arched windows and tile-hung gables speak to a past steeped in Edwardian purpose, once home to the head gardener of this historic royal residence. Today, it offers a rare opportunity to inhabit the timeless grace of a private estate, with modern comforts gently layered into its storied bones.

Inside, the house unfolds with warmth and character. Botanical wallpapers, timeless furniture and rich textiles echo the rhythms of the gardens beyond. Light spills through tall windows into a choice of inviting sitting rooms, while the kitchen offers a rustic heart to the home. French doors open onto the terrace for alfresco breakfasts or evening drinks beneath the Norfolk sky.

Four bedrooms sleep eight guests in comfort and style, with a choice of super-king and twin beds. Each space is individually dressed, from patterned fabrics and floral prints to reclaimed wood and soft furnishings that reflect the surrounding nature. Bathrooms are equally characterful, some boldly papered or painted in sunshine yellow, all elegantly finished with a mix of baths, walk-in showers and period details.

The outside is just as compelling. Children and dogs can roam freely in the expansive garden, while adults unwind with a glass of wine and views across the lawns. Beyond the gate lies the wider Sandringham Country Park, with acres of woodland paths, picnic spots and the charming estate visitor centre within walking distance.

Whether for a family gathering or a peaceful rural escape, The Gardens House offers a stay that is both grounded in history and quietly luxurious, where every window frames a view worth pausing for.









Facilities

Ideal for Xmas/NY • Historical Sites • Exclusive • Recommended • Walking/Hiking Paths • Walk to Village • Ideal for Kids • Special Offer • Has Discount • Quirky (Unique) • Ideal for Teens • Cots (Cribs) • Pets on Request • Beach Nearby • Instagrammable • Parking Space • Heritage Collection • Wi-Fi/Internet • Country Estate • Decorated for Christmas • Rural Location • Washing Machine • Outstanding Landscapes • Coffee

Machine • Hairdryer • Tourist Towns & Villages • Laptop Friendly Workspace • Tumble Dryer • Dishwasher • Microwave • Smart TV • Heating • Kid-friendly museum • Kid-friendly excursions • Playground nearby • Ideal for Babies & Toddlers • High Chair(s)

Interior & Grounds

Garden House – Property Layout
Sleeps 8 | 2 Super-King/Twin Bedrooms | 2 Twin Bedrooms | 3 Bathrooms

Ground Floor
- Entrance Hall
- Formal Lounge
- Living Room with comfortable seating and TV
- Dining Room with seating for eight
- Kitchen: Modern kitchen with French doors opening onto the garden. Electric oven and hob, fridge freezer, and dishwasher.
- Breakfast Room: Table seating four.
- Cloakroom: Convenient WC and washbasin.
- Boot Room: For muddy boots and dogs returning from countryside adventures.

First Floor
- Bedroom 1: Double bed and ensuite shower room
- Bedroom 2: Zip & Link super-king or twin bed
- Bedroom 3: Twin 3' beds with garden views and a wardrobe.
- Bedroom 4: Zip & Link super-king or twin bed
- Family Bathroom 1: Bath, separate walk-in shower, washbasin, and WC.
- Family Bathroom 2: Bath, washbasin, and WC.

Garden & Grounds
- Informal Garden: Lawns, gravel paths, and a paved patio with outdoor dining and charcoal BBQ. ideal for relaxed summer evenings.
- Driveway: Private gravel drive with ample parking space.

Additional Features
- Wi-Fi, washing machine, tumble dryer
- Kindling and logs for the open fires included
- Up to 3 dogs welcome (small charge applies)
- Please note: no welcome hamper or starter pack is provided









Location & Local Information

Located in the heart of Norfolk's royal heartland, The Gardens House enjoys a privileged position on the historic Sandringham Estate – the cherished private retreat of the British Royal Family for over 160 years. The Gardens House, formerly the Estate's head gardener's home, is the closest holiday cottage to Sandringham House, offering guests an extraordinary connection to one of the United Kingdom's most iconic royal residences. Set amidst manicured gardens and ancient parkland within the Norfolk Coast Area of Outstanding Natural Beauty, this charming retreat invites guests to step into a rich tapestry of royal heritage, seasonal splendour, and timeless countryside tranquillity.

Sandringham House, the centrepiece of the estate, lies within easy reach of The Garden's House, and offers visitors a rare glimpse behind the curtain of royal life. With its grand Jacobean-style façade and elegant Edwardian interiors, the House opens seasonally from late March to early October, allowing guests to explore eight preserved ground-floor rooms brimming with treasures. From Meissen porcelain and Minton china to intricate trompe-l'oeil ceilings and the famous 'jigsaw table', the house radiates both opulence and comfort. Each monarch has left their mark on this beloved residence, from the addition of a ballroom in the 1880s to more recent updates that blend sustainability with tradition. For families, the storytelling stewards and child-friendly displays bring the royal narrative to life in an engaging and personal way.

Spanning 60 acres, The Sandringham Gardens offer seasonal delights for all ages. Designed by famed landscape architect Geoffrey Jellicoe for King George VI, the North End Garden blooms in a relaxed cottage-garden style – a haven for butterflies and bees come midsummer. The newly created Topiary Garden, inspired by Westminster Abbey's Cosmati Pavement, offers a peaceful, contemplative space, planted with species carefully chosen for biodiversity and climate resilience.

Children will love roaming the woodland play area in the Royal Parkland, while adults can enjoy scenic walks along well-marked trails that criss-cross the estate's mixed woodlands and wildflower meadows. Don't miss the shady woodland walk developed by Queen Elizabeth II in the 1960s, or the serene ornamental lakes, landscaped for King Edward VII and still fed by natural springs. For lovers of nature and photography, every pathway offers new discoveries – from ancient oaks and flowering rhododendrons to grazing deer and rare birdlife.

Sandringham isn't just a retreat – it's a thriving, progressive Estate with sustainability at its core. Over 6,000 hectares of farmland are cultivated organically, producing heritage grains, seasonal vegetables, and grass-fed meats. A blend of agroforestry and traditional farming supports local biodiversity, while the Sandringham Apple Juice Company transforms estate-grown cider apples into a delicious artisanal product available in the estate shop. Woodland management is equally thoughtful, with FSC-certified forestry practices and an ever-expanding patchwork of habitats supporting native species.

A stop at the Sandringham Courtyard is a must – here, guests can enjoy a relaxed café lunch or breakfast, pick up locally produced goods from the estate shop, or cool off with a classic British ice cream. The courtyard is the









vibrant heart of the estate's visitor experience and a lovely pause point before exploring more.

For memorable family meals, the surrounding villages are home to some of Norfolk's most celebrated inns and gastropubs. Just a mile away in Dersingham, the Coach & Horses offers seasonal dishes in a family- and dog-friendly setting, while The Rose & Crown in Snettisham – named Norfolk Dining Pub of the Year – is known for its cosy atmosphere and locally sourced fare. Further afield, The Dabbling Duck in Great Massingham and The Crown Inn in East Rudham round out an excellent selection of options for all tastes. Sandringham Visitor Centre and parkland (shop, restaurant and takeaway) open all year round. Sandringham House and Gardens open Easter to October. Up -to-date visitor information can be found on the Sandringham website.

Beyond the estate, a wealth of local attractions invites day-long explorations. Visit the Palladian majesty of Holkham Hall, wander the art-filled grounds of Houghton Hall, or uncover Jacobean intrigue at the Blickling Estate, believed to be Anne Boleyn's birthplace. For wildlife enthusiasts, RSPB Snettisham is just minutes away and provides thrilling birdwatching throughout the seasons, while Pensthorpe Nature Reserve offers wetlands, woodlands, and adventure trails perfect for younger explorers.

Sandringham's location within the Norfolk Coast Area of Outstanding Natural Beauty means you're never far from the sea. Families can spend sun-soaked days at Wells-next-the-Sea, famed for its colourful beach huts and pinewood-backed sands. For dog walks and kite-flying, Brancaster Beach is wide, welcoming, and beautifully unspoilt. Further along the coast, Holkham Beach stretches for miles – a cinematic sweep of dunes, saltmarsh, and golden sand perfect for picnicking and shell hunting. Meanwhile, a short drive brings you to Blakeney Point, home to England's largest grey seal colony. Children and adults alike will delight in boat trips departing from Morston Quay, offering an unforgettable close-up encounter with these curious creatures.

A stay at The Gardens House offers more than a holiday – it's an immersive experience in one of the UK's most iconic landscapes. From peaceful forest trails and royal storytelling to wildlife-rich wetlands and heritage coastline, The Sandringham Estate is a living celebration of history, ecology, and family connection. Whether you're enjoying cream teas in the gardens, spotting kingfishers by the lake, or stepping through the rooms where monarchs have made memories for generations, this is a destination that will capture your imagination and your heart.

Local Amenities

Nearest Airport	**Norwich (63 km)**
Nearest Bar/Pub	**The Rose & Crown, Snettisham (6.6 km)**
Nearest Bar/Pub	**The Dabbling Duck, Great Massingham (14.6 km)**
Nearest Bar/Pub	**The Coach & Horses, Dersingham (1.7 km)**

Nearest Beach	**Wells Next The Sea Beach (33.1 km)**
Nearest Beach	**Brancaster Beach (best for dogs) (20.7 km)**
Nearest Beach	**Holkham Beach (30 km)**
Nearest Beach	**Snettisham Beach (9.8 km)**
Nearest Restaurant	**Sandringham Restaurant (1.1 km)**
Nearest Supermarket	**Dersingham (Co-op Food) (1.5 km)**
Nearest Town	**Kings Lynn (15 km)**
Nearest Train Station	**Kings Lynn (15 km)**
Nearest Village	**Dersingham (1.5 km)**

What we love

- The Gardens House is no ordinary escape, offering a hint of royalty, it's been carefully restored to honour its historic character with subtle, refined design.
- Families can roam the 20,000-acre parkland, explore royal gardens or kids can join the seasonal Forest School just minutes from the door.
- End each day with cream teas, countryside pub feasts, or a sparkling Sandringham Afternoon Tea.

What you should know...

- Experiences such as Afternoon Tea, guided tours, and Forest School sessions at Sandringham are seasonal and require advance booking. We recommend checking availability before your stay.
- With a boot room ready for muddy paws and dog-friendly trails just beyond the door, your four-legged companion will feel right at home. Please see T&Cs for more details.
- Kindly note that Sandringham House and Gardens will be closed to the public between 11 October 2025 and Easter 2026. Unfortunately, this means guests will not be able to visit these areas during their stay.
- Set within historic woodland, the estate's buildings can see seasonal flies and ladybirds, typically in October and November depending on the weather.

Terms & Conditions

- **Security deposit:** £500 charged to client's credit card by Oliver's Travels as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to full inspection.

- **Arrival time:** 4.00 p.m.

- **Departure time:** 10.00 a.m.

- **Energy costs included?:** Yes

- **Linen & towels included?:** Yes

- **Pets welcome?:** Strictly only 1 dog is allowed for an additional fee of £50 per stay, payable to Oliver's Travels.

- **Other Ts and Cs:** Early check-in? Available on request for £500

- **Changeover day:** Until March 2026, any day during off-peak seasons, and during peak seasons Fridays only. After March 2026, Mondays and Fridays during off-peak seasons, and during peak seasons Fridays only.

- **End of stay cleaning:** Standard changeover clean included in the price. Guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.

- **Smoking Allowed?:** No smoking allowed at the property

- **Minimum stay:** In 2025, 3 nights. In 2026, 3 nights in off-peak seasons, 5 nights during peak season.

- **Heating costs included?:** Yes

Four-Legged Friends Welcome at The Folly
Pets are warmly welcomed at The Garden House. With enclosed grounds and a handy muddy boot room, it's perfectly equipped for post-walk paw rinses and tail wags after adventures in the great outdoors.

Dog-Friendly Adventures at Sandringham
Just beyond your door, 20,000 acres of Royal Parkland offer endless space for walkies. Dogs are welcome to explore the Parkland, relax in the Courtyard, pop into the Terrace Café, and even join you in select areas of the Restaurant.

Prefer a more private play space? The Estate also offers an exclusive dog exercise area via Beau's Pawsitive Dog Training - ideal for a peaceful runaround.

Where Dogs Are Welcome:
- Royal Parkland
- Courtyard, Sandringham Shop & Takeaway
- Terrace Café & designated spots in the Restaurant

Where They're Not:
- Inside the House or Gardens (assistance dogs always welcome)

A Few Friendly Guidelines:
- Keep dogs on short leads in busy areas and near children.
- Always clean up after your pet -bins are available, or use the 'stick and flick' method in woodland areas.
- Never leave dogs unattended or in vehicles.
- Stick to footpaths and keep dogs under close control near grazing livestock.
- Be aware of Canine Seasonal Illness (CSI), especially during autumn.

For full details and seasonal updates, visit the Sandringham Estate website.