

# Sandon Manor

Region: The South East Sleeps: 16

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## Overview

Set within a 1,200-acre rewilded estate in rural Hertfordshire, Sandon Manor is a striking Georgian home that blends historic character with contemporary comforts. Sleeping up to 16 guests, this exclusive-use retreat is ideal for multigenerational family stays, milestone celebrations or weekends in the countryside with friends.

At the heart of the estate, the recently restored Queen Anne Manor House is full of original features and personality, think wood-burning stoves, a private bar in the historic Drawing Room, and even a centuries-old musket hole in the front door. Inside, three generous reception rooms, a sociable kitchen-diner, and a dedicated games room ensure space for both lively gatherings and laid-back moments.

Outdoors, guests can enjoy formal gardens, a large croquet lawn, and alfresco dining with BBQ facilities. The courtyard setting keeps the host close at hand, while still ensuring privacy and freedom across the grounds. With catering options available, as well as on-site activities and nearby country pubs and market towns to explore, Sandon Manor offers a countryside experience with depth, warmth, and a true sense of place, less than an hour from London.



## Facilities

Wellness • Historical Sites • Walking/Hiking Paths • Romantic • Ideal for Kids • Ideal for Parties • Chef/Cook Available • Special Offer • Has Discount • Manor • Ideal for Teens • Cots (Cribs) • Maid Service Available • Instagrammable • Parking Space • Heritage Collection • Country Estate • Wi-Fi/Internet • BBQ • Rural Location • Easy By Train • Washing Machine • Coffee Machine • Outstanding Landscapes • Hairdryer • Spa/Massage • Tourist Towns & Villages • Games Room • Indoor Games • Hot Tub • Dishwasher • Electric Car Charger • Smart TV • Table Football • Working Fireplace/Woodburner • Heating • Pre-Stocked Fridge Available • Spa Treatments Available • Board games • Xbox/Playstation/Wii • Stair gates • High Chair(s)

# Interior & Grounds

## Ground Floor

- Spacious entrance hall with wood-burning stove and musket-marked historic front door
- Three reception rooms including one with a private oak-topped bar
- Fully equipped kitchen with large dining area for shared meals
- Games room with Smart TV, PlayStation, table football, and board games
- Guest toilet

## First Floor

- Three super king-size double bedrooms
- Three bathrooms (mix of en-suites and shared facilities)

## Second Floor

- Two super king-size triple bedrooms with additional single trundle beds
- One king-size double bedroom
- One twin bedroom with two single beds
- Two bathrooms

## Exterior Grounds

- Formal gardens and expansive lawns
- Croquet lawn and BBQ area with outdoor seating
- Onsite outdoor spa with rainwater-fed hot tubs and sauna (daytime use only)
- Scenic walking paths and private estate access
- Onsite parking with EV charging bays

## Additional Facilities

- Wi-Fi throughout
- Two Smart TVs and Bluetooth speakers
- Travel cots and stair gates (top of stairs only)
- Larder essentials and coffee-making facilities
- Private digital entry and security cameras at drive

\* Guests can book Sandon Manor alone (16 guests) or combine with Dovecote and Grain Barn for larger group stays. Please enquire for more details.



# Location & Local Information

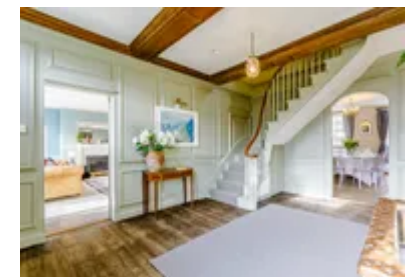
Tucked within 1,200 acres of rewilded estate land, Sandon Manor enjoys a peaceful setting in the heart of rural Hertfordshire. Surrounded by wildflower meadows, ancient woodlands, and open countryside, the estate feels a world away, yet it's less than an hour from central London and just a short drive from Cambridge.

Located in the village of Sandon near Buntingford, guests can explore scenic walking trails, picnic spots, and curated nature experiences right on the estate. Nearby, the market towns of Hitchin, Royston, and Baldock offer independent shops, restaurants, and a thriving food scene.

For family outings or cultural day trips, visit Wimpole Hall, Knebworth House, or the historic colleges of Cambridge. Local pubs like The Fox & Duck in Therfield or The Falcon in Buntingford add to the area's charm. With mainline train stations nearby, the Manor is easy to reach, yet perfectly placed for those seeking countryside calm.

## Local Amenities

Nearest Airport	<b>London Stansted Airport</b> (38.1 km)
Nearest Amusement Park	<b>Box End Park, Bedford</b> (47.3 km)
Nearest Bar/Pub	<b>The Fox in Willian</b> (16.6 km)
Nearest Bar/Pub	<b>The Bushel &amp; Strike, Ashwell</b> (9.3 km)
Nearest Bar/Pub	<b>The Fox &amp; Hounds, Barley</b> (11.8 km)
Nearest Bar/Pub	<b>The Sword Inn Hand in Buntingford</b> (11.8 km)
Nearest Bar/Pub	<b>Banyers Hotel, Royston</b> (12 km)
Nearest Bar/Pub	<b>Hermitage Road, Hitchin</b> (20.8 km)
Nearest Bar/Pub	<b>The Cricketers, Weston</b> (17.2 km)
Nearest City	<b>Cambridge</b> (32.7 km)
Nearest City	<b>London</b> (72.4 km)



Nearest Restaurant	<b>The Hay Barn Sandon (2.2 km)</b>
Nearest Restaurant	<b>Bury Lane Farm- Farm Shop, Cafe &amp; Soft Play (16.1 km)</b>
Nearest Town/City	<b>St Albans (47.6 km)</b>

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## What we love

- Immersive countryside estate with 1,200 acres of rewilded land to explore
- Characterful Georgian manor packed with heritage details
- Dedicated games room, croquet lawn, and onsite spa. Perfect for families or groups to relax and reconnect

## What you should know...

- The house sits on a working farm, so expect some natural countryside activity nearby
- Spa access is limited to daytime hours and is unsupervised, use is at guests' own risk
- No amplified music allowed outdoors to maintain the peaceful setting and respect for neighbours

# Terms & Conditions

- **Security deposit:** £500 charged to client's credit card by the owner one month before/upon arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 4.00 pm
- **Departure time:** 10.00 am
- **Energy costs included?:** Yes
- **Linen & towels included?:** Yes
- **Pets welcome?:** No pets allowed in the Manor
- **Other Ts and Cs:** Strictly no candles, fireworks, sky lanterns, confetti or glitter.
- **Smoking Allowed?:** No
- **Heating costs included?:** Yes
- **Internet access?:** Yes
- **Stag & Hen Do Allowed? :** No hens, stags or parties.
- **Noise policy :** No music in the garden so as not to disturb our neighbours.