



# WELCOME

.....  
THE DOVECOTE  
SANDON MANOR  
SANDON BURY FARM  
SANDON  
BUNTINGFORD  
SG9 0QY

WELCOME TO SANDON MANOR

# HERTFORDSHIRE

An enchanting country escape nestled amidst the rolling countryside of rural Hertfordshire

Welcome to Sandon Manor, our cherished family estate nestled in the rolling countryside just outside Royston. At the heart of our grounds is the recently restored Queen Anne Manor House, a place steeped in history and full of character. The Dovecote is a beautifully restored standalone building that once housed the estate's doves. Staying true to its heritage, it still features a wall of original boulins, adding to its unique charm. The family team have entertained and partied in Sandon Manor House for generations.

Our estate spans 1,200 acres, which we are lovingly restoring to rewilded countryside, creating a peaceful and untouched haven that we are delighted to share with you.

Sandon is a picturesque village in the heart of the Hertfordshire countryside, offering a peaceful retreat surrounded by rolling fields and unspoiled landscapes. Enjoy scenic walks through our private nature reserve, spotting wildlife and taking in the changing seasons. Just a short drive away, you'll find charming market towns, local farm shops, and cosy country pubs, perfect for discovering the best of the area.

We're also ideally located close to the historic city of Cambridge, known for its stunning architecture and vibrant cultural scene. London is just an hour away.



Enjoy your stay

Louise at Sandon Manor

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GETTING HERE

## GETTING HERE

Using Google maps > Sandon Manor, Sandon Bury Farm, Sandon, Buntingford SG9 0QY UK

Using What3words > [sues.vital.sedated](https://www.what3words.com/sues.vital.sedated)



## ARRIVING

Sandon Manor is located to the right of the church in Sandon. The postcode is SG9 0QY and The Dovecote is immediately on the left after turning into the estate.

## PARKING

The Dovecote has its designated parking space directly outside that fits a maximum of two small cars or one large car. We have electric car charging bays in the visitor car park.

If coming by train, the nearest station is Royston (with taxi rank). It is advisable to book taxis in advance.

Eurocabs 01763 295555

Riverside Taxis 01763 434343

Tinys Taxis 01462 888888

A Plus Taxi Roston 01763 777 877



DURING YOUR STAY

## DURING YOUR STAY



### Check-in & Check-Out

Check in from 4pm, check out by 10am. The key for the entrance door is located in the key safe to the right of the door. You will receive a unique code via email to access the lockbox.

**Heating Instructions:** Underfloor heating takes a few hours to warm up/cool down. Temperature is controlled by the Amiente controller in the main room, which is pre-programmed- please don't change the settings or the heating may not activate at the next scheduled time. To adjust the temperature, press up/down arrows then OK. If it is cold upstairs use the black electric heater located at the top of the stairs.

**Wood Burning Stove:** Please use 1 fire-lighting log and 2 small wooden logs to start a fire. Follow the instructions on the fire-lighting log. Lighters/matches in black metal bin, please return after each use and do not leave near a heat source.

**Coffee:** We provide stovetop coffee makers, cafetières, and premium ground coffee.

**BBQ:** The Weber BBQ is located at the rear of the Dovecote. The first bag of charcoal is provided, thereafter please supply your own. NB Please DO NOT use logs on the BBQ.

**Before you leave:** Please leave the property tidy, remove any food items you have bought with you and take all rubbish out to the bin. Please wash up everything you have used in the kitchen and put away.

Remember to log out of any apps you may have used on the TV.

Please lock the property/properties and place the key back in the lockbox



# RESIDENTS ESTATE EXPERIENCES



## RESIDENTS ESTATE EXPERIENCES

We love exploring SSSI Blagrove Common, spotting rare orchids, and wandering through the estate's flower meadows, ancient woodlands, and wildlife-rich hedgerows under vast open skies. Grab a map from the boot room and snap a photo before heading out!

The Sandon Manor estate is crisscrossed with scenic footpaths, perfect for a leisurely stroll or a picnic—rugs are in the boot room cupboard.

For something extra special, we can arrange:

A WOODLAND BONFIRE with toasting & tasting treats

A GUIDED NATURE TOUR of the estate's reserves

A SCAVENGER HUNT - fun for all ages!

Let us know if you'd like to book an experience!



## RESIDENTS ESTATE EXPERIENCES CONT...

Embrace the wild or cosy up in Sandon Manor with one of our experiences.

Please contact us and we will put you in touch with your desired provider. Minimum numbers & charges apply

### FLOWER ARRANGING AND FORAGING with Ellie @ Wilt Studio

Create floral designs using locally grown flowers and greenery foraged from our ancient woodland

### NANNIES & BABYSITTERS

Whatever your event, rest assured that your little ones are well looked after.

### FOOD & DRINK EXPERIENCES

Gin, whisky, rum & tequila tastings (and more!). Delivered to you at Sandon Manor from Cambridge Wine Merchants with tasting instructions, video and tips

Cupcake decorating with  
Kelly@kelly'sKitchen Indulge yourself and create your afternoon tea with cupcake decorating in Sandon Manor

Cookery Classes with Miranda@carteblanche  
For a truly special cooking experience, cook up a storm with seasonal and local produce at Sandon Manor. Various workshops available

### WELLNESS AND BEAUTY

Massage therapies, as well as face, body and scalp treatments with  
Hayley@anvarin.uk

Yoga classes with a focus on mindfulness, creativity and a sense of humour with  
Heather@HeatherPearsonYoga.

Beauty & Wellness Treatments with  
Jane@tinyhouseretreats

Lie back and relax - Jane and her team come to the house and offer various group treatments from facials to nails to massages

### CATERING AT SANDON MANOR

Add a delicious intimate feast to your stay or experience with one of our trusted local caterers who only use the best locally sourced ingredients.  
Catering can be provided outside or inside depending on your preference and the weather.

For catering options during your stay:

Sally Birrell  
Saffron Catering  
Gourmand Pierre  
Matt Riley

Please contact us on [info@sandonmanor.com](mailto:info@sandonmanor.com) if you would like any help arranging these experiences.

Resident activities are for up to 20 guests and must be booked with accommodation. All participants must be staying on-site.  
Some activities are provided by third parties; we can help arrange these, but you remain bound by their terms. Full activity T&Cs will be emailed upon booking



## THE LOCAL AREA

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### CLOSEST PUB

The **Fox & Duck** in Therfield (walk 3 miles)

### PUB / RESTAURANTS

The Bushel & Strike, Ashwell  
The Bull in Cottered  
The Fox & Hounds, Barley  
The Falcon in Buntingford  
The Sword Inn Hand in Buntingford  
Banyers Hotel, Royston  
Hermitage Road, Hitchin.

### ACTIVITIES NEARBY

**The Hay Barn** Sandon, less than a mile away, for coffee, fitness and wellness. Book treatments or classes at [www.haybarnhealth.co.uk](http://www.haybarnhealth.co.uk).

**Mill End Garden Centre**- Tea room, Mill End SG9 0TA

**Bury Lane Farm**- Farm Shop, Cafe & **Soft Play**, Royston SG8 6GT

**Hot Numbers Roastery** - Coffee, Cafe & Bakery, Shepreth SG8 6RB

**Cambridge Wine Royston** - indie liquor, international wines, beers & spirits

**Lannock Farm**- Home to Lannock Larder farm shop, Leavened Bakery and Crossover Taproom, Lannock Manor Farm, Weston, SG4 7EE

Visit pretty **Ashwell** to paddle in the springs, enjoy tea at **Rhubarb & Mustard**, or dine at one of three pubs—The Bushel & Strike, The Three Tuns, or The Rose & Crown. The village also has a bakery, butcher, shop, beautician, and pharmacy.

## LOCAL TOWNS

**Buntingford**- charming market town with a historic high street, home to a fantastic **cheese shop** and **Peppermill Bar & Kitchen**, where you can enjoy seasonal menus, handcrafted cocktails, and a sunny courtyard

**Baldock**- vibrant market town with a fantastic butcher, the **Chez Burton** Restaurant, and excellent coffee at **Batch 52**.

**Royston**- A lively market town with **Kooky Nohmad** for great coffee and a cozy atmosphere, plus scenic walking routes & Tennis at **Royston Heath**, home to the Heath Cafe, great for brunch and outdoor dining

**Hitchin** – Visit Hitchin Lavender, enjoy tapas at **Los Reyes**, street food at **The Victoria**, coffee at **Neighbourhood Bakes**, and the monthly food market.



## THE LOCAL AREA CONT...

### ACTIVITIES WITHIN 45 MIN RADIUS

**Cambridge** – Explore world-famous attractions like **King's College Chapel** and the Fitzwilliam Museum. Enjoy punting along the River Cam or stroll through beautiful **Botanic Gardens**. The city also offers excellent dining, shopping, and vibrant nightlife.

Water Adventures

**Wild swimming** – River Cam  
Grantchester & River Ouse Great Barford

**Grafham Water** – Free beach, water fun park (parking fee applies)

**Box End Park** Bedford – Water park, wakeboarding, SUP, swimming

### CULTURE & HISTORY

**Henry Moore Foundation** – Studios & gardens

**Kettle's Yard** Cambridge – Modern art & unique house museum

**The Fitzwilliam Museum** Cambridge – Art & antiquities

**Duxford Air Museum** – Iconic aircraft displays

**Knebworth House & Park** – Historic house & adventure playground

**Wimpole Hall** National Trust – Park, farm & adventure playground

**Anglesey Abbey** National Trust – Jacobean-style house, gardens & watermill

### OUTDOOR FUN & SPORTS

**Swimming** and gym facilities are available at North Herts Leisure Centre

**Punting** Cambridge – Enjoy the river views

**Golf courses** – Gog Magog, Hanbury Manor, John O'Gaunt, Royston Heath

**Jurassic Links Adventure Golf**- Kingsway Golf Centre, Melbourn

**Clay shooting** – Hillside & Nutthampstead

**Obstacle Training Ground** Bassingbourn





ENJOY YOUR STAY