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COLLECTION

EDITION ONE





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Welcome to the Bidwells Collection.

There are few places in Britain quite like Cambridge. A city of extraordinary intellect and beauty, with a property market to match - and yet still close enough to London to offer the best of both worlds. From the grand Victorian terraces of the city centre to the villages and market towns that fan out across the surrounding countryside, this is a corner of England that consistently draws people with a discerning eye for where, and how, they want to live.

At Bidwells, we have been helping people find their place within this community for over 180 years. That history matters to us, but it is our forward-thinking approach that we believe truly sets us apart. We invest time getting to know you, your priorities, your timeline, your vision - because the best results come from real relationships, not transactions.

Whether you are drawn to a contemporary new build, a character period home, or something with open countryside on the doorstep, our team lives and breathes this market every day. The advice you receive is always rooted in genuine, on-the-ground knowledge of Cambridge and its surrounding villages.

If you are considering selling, our promise is simple: we will work hard to achieve the best possible price, drawing on continuous market research, an excellent reputation, and multi-channel advertising that puts your property in front of the right buyers - here and overseas. And beyond Cambridge, our teams in Oxford and Norwich are on hand should your search take you further afield.

We hope the homes within these pages inspire you. And when you are ready to talk, we are ready to listen.



Warm wishes,

David Bentley

David Bentley | Head of Residential

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BIDWELLS



David Bentley
Head of Residential

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Rebecca Wilson
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Andrew Tucker
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Explore more



Your Guide to *Cambridgeshire*

With its historic market towns, far-reaching Fenland landscapes and the renowned University of Cambridge, Cambridgeshire offers a refined balance of heritage, countryside charm and convenient access to London.





Newnham ▲

Newnham is home to a diverse range of independent shops, cafes, and restaurants, catering to the needs of both residents and visitors. The nearby Mill Road area is particularly well-regarded for its eclectic mix of independent retailers, delis and eateries, making it a popular destination for locals and visitors alike.

Families will appreciate the numerous green spaces in and around Newnham, offering a range of outdoor activities including picnicking, cycling and boating on the river Cam. Lammas Land provides a charming park, playground and large outdoor lido, ideal for family days out in the summer.

The Botanic Garden, just a short walk away, is a wonderful destination for all ages, with beautiful gardens, glasshouses and playgrounds. The Fitzwilliam Museum, with its extensive collection of art and artefacts from around the world, offers free admission to all visitors.

Newnham College is one of the most historic and prestigious colleges in Cambridge, with beautiful buildings and gardens that are a testament to its rich academic excellence and heritage.

“Families will appreciate the numerous green spaces in and around Newnham, offering a range of outdoor activities including picnicking, cycling and boating on the river Cam.”



The Shelfords ▼

If you're in search of a delightful and tranquil place to call home, The Shelfords offer a rare combination of village charm and everyday convenience. Lush green spaces, a picturesque village green and the much-loved Shelford Playscape Park give the area a wonderfully unhurried feel, whilst a strong calendar of community events ensure village life here is anything but quiet.

“The village benefits from a direct train link to Cambridge City Centre, London Liverpool Street and London Stansted Airport.”

Shelford Rugby Club sits at the heart of the community, bringing residents together and fostering the warm sense of belonging that makes The Shelfords so special. The beloved Shelford Deli and Days Bakery are firm local favourites, adding to the charming independent character that gives the village its distinctive appeal.

Families are equally well served, with an award-winning nursery and excellent schooling options close at hand.

For those who need to travel, the village benefits from a direct train link to Cambridge City Centre, London Liverpool Street and London Stansted Airport - making it an ideal base for commuters who don't want to compromise on quality of life.

With a range of properties from charming period cottages to modern family homes, The Shelfords are a place where people put down roots and stay.



Northstowe ▲

Located just a few miles outside Cambridge, Northstowe is a modern, thriving community that offers a compelling alternative to city living. With open countryside, scenic lakes and trails on the doorstep, life here has a quieter, more relaxed pace - without sacrificing the conveniences that matter.

The development has been thoughtfully designed with sustainability at its heart, incorporating solar panels, rainwater harvesting and energy-efficient heating systems that are as kind to household bills as they are to the environment. The homes themselves are modern and spacious, with open-plan living spaces, contemporary kitchens and large windows that flood interiors with natural light.

“Northstowe is a modern, thriving community that offers a compelling alternative to city living.”

Community life is genuinely flourishing. The popular Northstowe Tap & Social has become a real hub for residents, bringing a warm and sociable heart to the neighbourhood. Pioneer Park and Western Park offer impressive outdoor facilities including modern playgrounds, a basketball area, an outdoor gym and sports pitches for football and rugby - making it a particularly attractive choice for active families.

For commuters, Cambridge City Centre is just a few miles away, and the area's excellent transport links make the daily journey straightforward. In short, Northstowe is a place that is really hitting its stride - a vibrant, sustainable community with a great deal to offer.



“A thriving and well-connected community that has long been attracting families and professionals alike.”



Trumpington ▲

Situated just a few miles south of Cambridge city centre, Trumpington is a thriving and well-connected community that has long been attracting families and professionals alike. With its picturesque streets, excellent schools and easy access to the city, it offers a quality of life that is hard to find elsewhere.

At its heart, the village retains a genuine community feel, with a nucleus of shops and pubs in the centre and a crescent of local retailers at Anstey Way. A Waitrose supermarket and John Lewis service centre off Hauxton Road add everyday convenience, whilst smaller stores on Hobson Square and at the Trumpington Meadows local centre ensure everything you need is close at hand.

Community life is well catered for, with Trumpington Village Hall, Trumpington Pavilion and the Clay Farm Centre - home to a library and medical centre - all serving local residents. Families are exceptionally well served, with three well-regarded primary schools, Trumpington Community College, and a number of private schools between the village and the city centre.

For those who love the outdoors, Trumpington Meadows nature reserve is a real asset - offering beautiful walks, wildlife and open green space on the edge of the village. The proximity to the University of Cambridge and the city centre, combined with excellent public transport links, makes Trumpington an ideal base for those who want peaceful residential living without sacrificing convenience.



Chesterton ▲

Straddling the north bank of the River Cam, Chesterton is a neighbourhood with genuine character, where Michelin-starred dining sits comfortably alongside independent cafes, riverside pubs and corner takeaways.

West Chesterton is the place to be seen eating and drinking. Daniel Clifford's Midsummer House draws food lovers from across the country, whilst the ever-popular Stir café, independent bakeries and buzzing riverside pubs cater to everyday life with equal enthusiasm. Midsummer Common and Jesus Green spill out along the river's edge, making it easy to swap the city's energy for something altogether more peaceful.

“A neighbourhood with genuine character, where Michelin-starred dining sits comfortably alongside independent cafes, riverside pubs and corner takeaways.”

Local pubs, independent shops and long cycle rides along Stourbridge Common give East Chesterton a quieter, more neighbourhood feel. North Cambridge Station has been a game-changer for the area, with direct trains to London bringing a new wave of professionals to a neighbourhood already well-placed for the science and business parks.

Schools are excellent across the board, anchored by Chesterton Community College - rated Outstanding by Ofsted - and a strong choice of primaries.

Diverse, connected and endlessly interesting, Chesterton is Cambridge's best-kept secret.

Histon and Impington ▼

Histon and Impington are two villages that have grown together to create one of the most welcoming and well-connected communities in the Cambridge area. With a bustling High Street, a strong sense of community and excellent transport links, they offer a quality of life that is genuinely hard to beat.

“Families are extremely well served, with highly regarded primary schools and Histon and Impington Village College.”

The High Street has real independent charm, with a good range of shops, cafes and restaurants giving the villages an unhurried, sociable atmosphere. The Boot pub is a firm local favourite, whilst Histon Station House has earned a devoted following for its brunch - the kind of place that makes weekend mornings something to look forward to.

Families are extremely well served, with highly regarded primary schools and Histon and Impington Village College, which consistently receives outstanding ratings from Ofsted.

Getting around couldn't be easier. The guided busway provides a fast and reliable link into Cambridge city centre, making it an ideal choice for commuters who want the best of village life without sacrificing convenience.



Independent School | Girls and Boys, ages 2-18 | Day and Boarding



Cambridge

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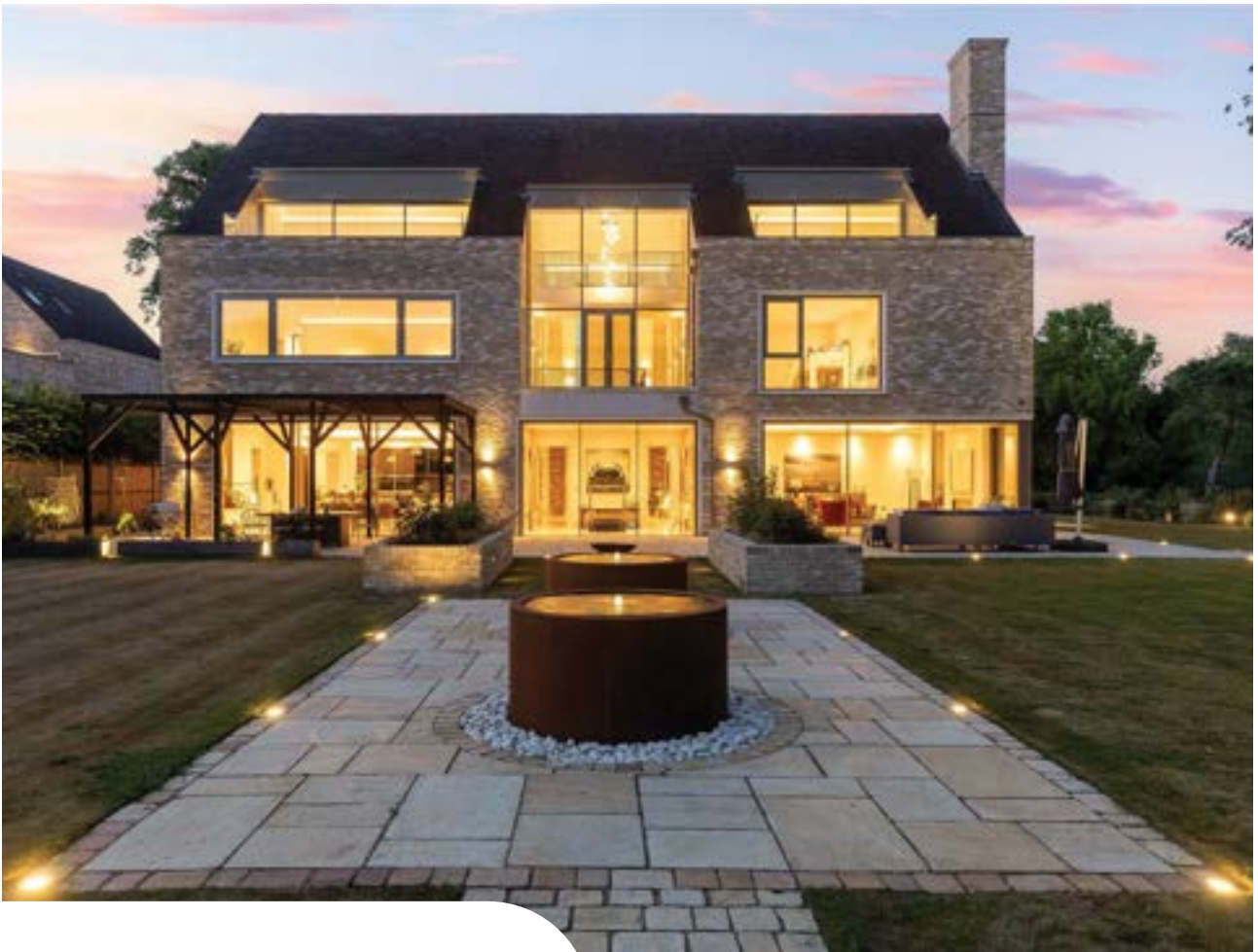
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Lakeside living, crafted to perfection in South Cambridgeshire

 5  5  5

Cambridge Road, Great Shelford

An exceptional detached family residence extending to over 6,500 sq ft, set within exquisitely landscaped gardens with partial ownership of a private lake – in one of South Cambridgeshire’s most prestigious villages. Crafted in 2021 by acclaimed developer Hill, Lakeside House showcases exceptional quality and meticulous attention to detail throughout.

Just 4 miles from Cambridge City Centre, 1 mile from Great Shelford station and with easy access to the M11, Addenbrooke’s Hospital and Stansted Airport. Freehold.

Guide Price

£4,000,000

Cambridge Office

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Exceptional family living, thoughtfully transformed in Little Shelford

 6  6  5

Newton Road, Little Shelford

An outstanding detached home situated in a desirable position on the edge of Little Shelford, just outside the conservation area. In 2017, renowned local architects Saunders Boston oversaw an extensive programme of improvements, increasing the property to 5,203 sq ft. Works include underfloor heating, full replumbing and rewiring, ground floor extensions, a loft conversion and a full cosmetic renovation – resulting in a beautifully presented, highly efficient family home ready to move into. Just 4 miles from Cambridge City Centre and 3 miles from Whittlesford station. Freehold.

Guide Price

£3,250,000

Cambridge Office

01223 841842

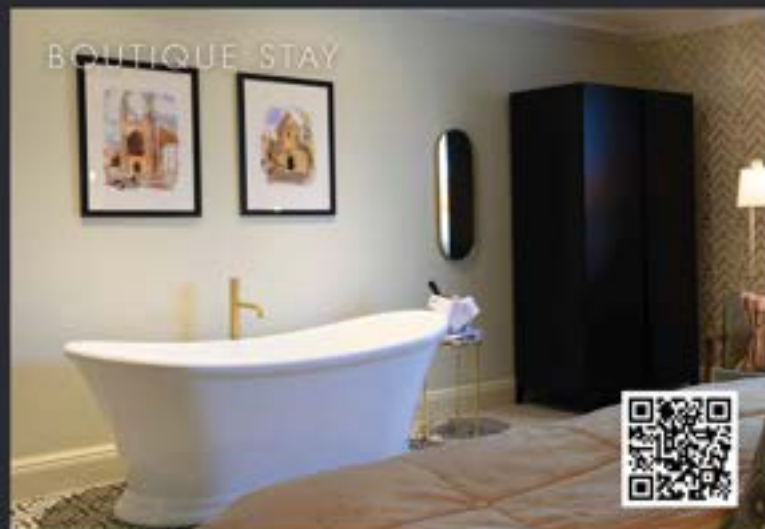




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Historic Grade II Listed home in Grantchester

 6  3  4

Mill Way, Grantchester

Manor Farm offers exceptional period living in quintessential Grantchester village. This sympathetically restored Grade II Listed house blends historic character with modern comfort throughout. Set in a close-knit community with picturesque River Cam meadows, traditional pubs, and restaurants nearby. Excellent transport links include King's Cross in 45 minutes and convenient access to Cambridge biomedical campus, city centre, M11, and high-performing schools. Showcasing the outstanding village properties we bring to the lettings market within easy reach of Cambridge.

Per Calendar Month

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Award-winning architecture meets thoughtful modern living in Cambridge

 5  3  3

Morland Terrace, Cambridge

A rare opportunity to acquire the most substantial layout within the prestigious, RIBA Stirling Prize-winning Accordia development – just 0.5 miles from Cambridge mainline station. Formerly known as the 'Accordia Sky', Morland Terrace was constructed in 2007 by Countryside Properties, where brick, copper, glass, oak and limestone combine to striking effect. Thoughtfully remodelled by the current owners to create a seamless, light-filled flow between living spaces, this beautifully presented townhouse also benefits from a self-contained studio and an abundance of integrated storage throughout. Freehold.

Guide Price

£2,195,000

Cambridge Office

01223 841842





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4  3  4 

Barrow Road, Cambridge

Elegant living on Barrow Road, widely recognized as one of Cambridge's most prestigious addresses. This stunning detached property spans three spacious floors, offering exceptional family accommodation in a coveted private road setting. Perfectly located for top-rated schools within easy walking or cycling distance, with convenient access to city centre, Cambridge station, Addenbrooke's Hospital, and Biomedical Campus. M11/A14 connections minutes away. This property combines the privacy and peace of an exclusive address with outstanding convenience.



Per Calendar Month

£6,000

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Sold

A remarkable Grade II Listed country house

🛏️ 13 🚿 6 🚗 8

Meadow Road, Great Gransden

A beautifully presented Grade II Listed country house in the sought-after village of Great Gransden, offering over 10,000 sq ft of versatile accommodation with landscaped gardens, equestrian facilities and development potential. Believed to date from the mid-1700s, Gransden Hall retains a wealth of original period features including shaped parapets, deep moulded corning and striking Batty Langley style bay windows. Ideal for multi-generational living or a private rural retreat, just 7 miles from St Neots and 13 miles from Cambridge. Freehold.

Guide Price

£2,000,000

Cambridge Office

01223 841842





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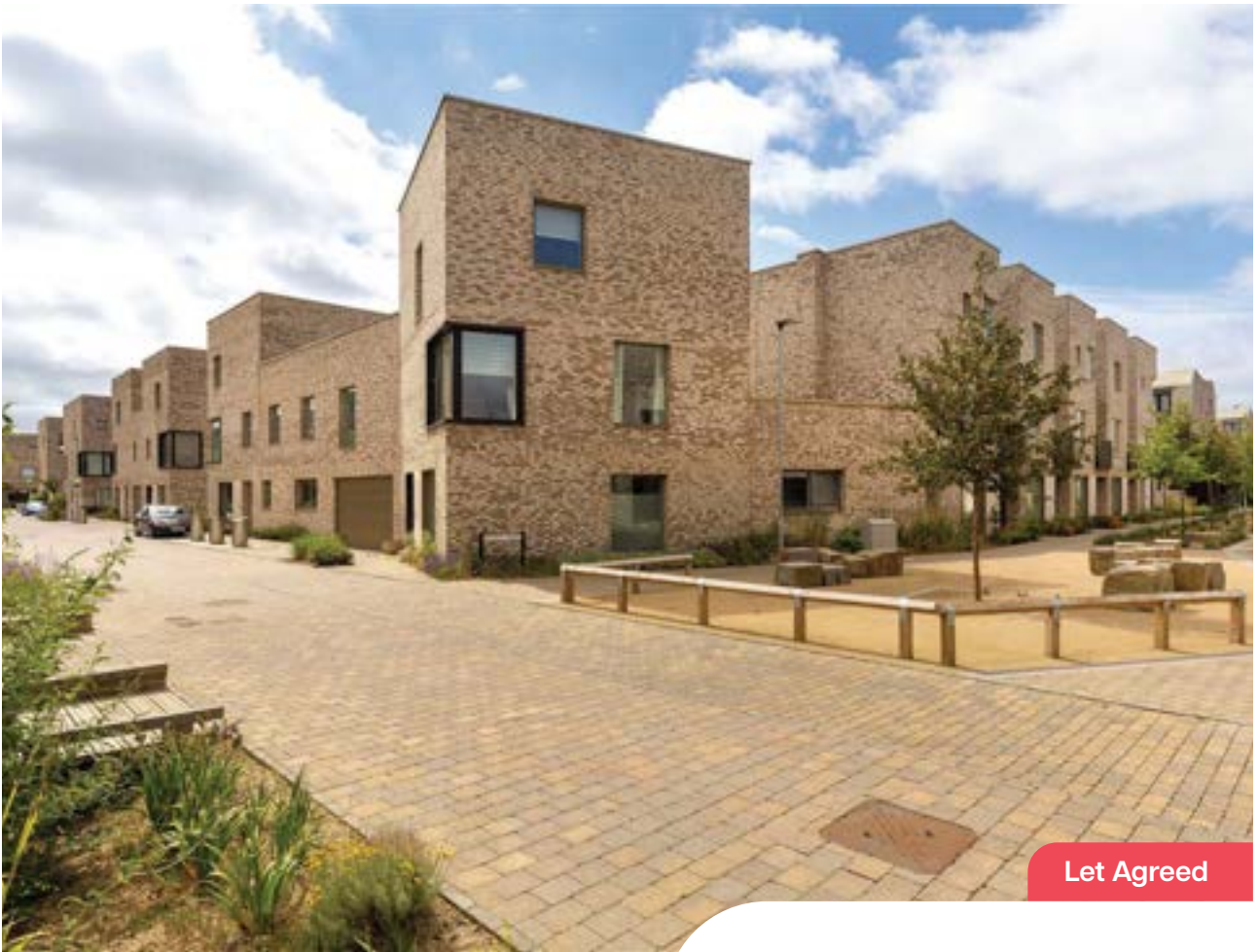
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Contemporary living in award-winning Eddington community

5 beds 3 baths 1 car

Guilkenhowe, Cambridge

Spacious contemporary home at Gildenhowe by Hill in award-winning Northwest Cambridge's Eddington development. Set over three floors with two reception areas, en-suite accommodation, two expansive terraces, and garage parking. Located between Huntingdon and Madingley Roads within a thriving community featuring supermarket, shops, sports facilities, and upcoming doctor's surgery. The architectural centrepiece, Storey's Field Centre, hosts impressive arts and cultural events. Perfect for families seeking contemporary design with excellent amenities and vibrant community living.

Per Calendar Month

£5,500

Cambridge Lettings Office
01223 841842



Thinking of Selling?

Selling your home is an exciting prospect, but it pays to be prepared. The homes that achieve the best prices and sell in the shortest time are almost always the ones where the groundwork has been done before the first viewer walks through the door. Here is what to consider before you go to market.

Here's Where to Start...

First Impressions Begin Outside

Before a potential buyer even steps through your front door, they have already formed an opinion. Kerb appeal matters enormously, and the good news is that improving it need not be costly. A freshly painted front door, clean windows, tidy borders and a well-maintained path can transform how a property reads from the street. If you have a front garden, make sure it is neat and inviting. In a competitive market, buyers who are unimpressed before they arrive rarely change their minds once inside.



Declutter, Depersonalise, Present

Once inside, buyers need to be able to imagine themselves living in your home – and that is difficult if it is full of your belongings. A thorough declutter before marketing begins is one of the single most effective things a seller can do. Clear surfaces, tidy cupboards, and remove anything that makes rooms feel smaller or busier than they need to be.

It is also worth thinking about depersonalisation. Family photographs, bold decorative choices and highly personal touches can distract buyers from the property itself. You are not erasing your personality – you are creating a blank canvas on which buyers can project their own vision of home.

Minor repairs are worth attending to as well. A dripping tap, a cracked tile or a scuffed skirting board may seem trivial, but small defects can plant seeds of doubt in a buyer's mind about the overall condition of the property.



Pricing It Right

Overpricing is one of the most common and costly mistakes a seller can make. A property that launches at too high a price will sit on the market, and often end up selling for less than it would have achieved with a realistic guide price from the outset. A well-priced home, on the other hand, generates early interest, competitive viewings and - in the right conditions - competing offers.

A good agent will provide you with a thorough comparative market analysis, drawing on recent sold prices in your area rather than simply telling you what you want to hear. Be wary of agents who flatter you with an unrealistically high valuation in order to win your instruction.

Choosing the Right Agent

Not all estate agents are equal, and choosing the right one can make a meaningful difference to your outcome.

Look beyond the headline fee and consider the quality of their marketing - professional photography, well-written descriptions and prominent online presence are all non-negotiable in today's market.

Ask about their track record in your area, their average time to sell, and how they handle negotiations on behalf of their clients.

Local knowledge is invaluable. An agent who genuinely understands your area, your property type and

your target buyer will always outperform one who is simply adding your home to a list. At Bidwells, our residential team combines decades of experience across Cambridge and the East of England with an honest, straightforward approach to selling. We would love to talk to you about your home and what it could achieve.

“Our residential team combines decades of experience across Cambridge and the East of England with an honest, straightforward approach to selling.”

Getting Your Paperwork in Order

One of the best things you can do before going to market is instruct a solicitor early. Delays in conveyancing are one of the leading causes of sales falling through, and many of those delays stem from paperwork that could have been prepared in advance. Gathering your title deeds, leasehold documents if applicable, planning permissions for any works carried out, and building regulations certificates will put you in a much stronger position once a buyer is found.

If your property is leasehold, check the length of the lease sooner rather than later. A lease below 80 years can complicate a sale significantly and extending it before going to market may well be worthwhile.

Timing the Market

Spring traditionally sees the highest levels of buyer activity, making it a popular time to launch. That said, the right time to sell is often simply when you are ready - a well-prepared property in a well-priced market can sell at any time of year. What matters most is not the season but the condition of your home, the quality of your agent, and the realism of your guide price.

Ready to Take the Next Step?

If you are thinking of selling and would like an honest, expert assessment of your home's value and potential, the residential team at Bidwells would be delighted to help. With deep roots in Cambridge and across the East of England, we combine local knowledge with national reach to achieve the best possible outcome for our clients. Get in touch today to arrange a valuation.



Contemporary riverside living in the heart of Cambridge

🛏️ 5 🚿 4 🚗 1

Water Street, Cambridge

A modern, stylish townhouse built to an exceptional specification with river frontage, private mooring and outstanding southerly views over Stourbridge Common. One of just five detached homes built in 2017 by HC Moss, 94 Water Street extends to 1,978 sq ft across three floors, flooded with natural light from deep glazed windows along the southern elevation. Finished to the highest standard with sustainable materials and the latest technology, including A-rated Miele appliances. Just 0.5 miles from Cambridge North station. Freehold.

Guide Price

£1,500,000

Cambridge Office

01223 841842



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Scan for further details



A rare Grade II Listed gem, beautifully reimagined for modern living

 4  3  2

Grantchester Road, Trumpington

A stunning Grade II Listed period property believed to date from 1654 and thought to be one of the oldest surviving residences in the village, situated opposite the parish church just 2.5 miles from Cambridge City Centre. Extensively refurbished by the current owners to an exceptional specification, the property successfully combines period charm – original beams, exposed wood flooring – with contemporary comfort including heritage double glazing, a Tado digital heating system and new shower rooms. Further potential via approved planning permission to extend to the rear. Freehold.

Guide Price
£1,685,000

Cambridge Office
01223 841842



Image left © Daniel Clifford at Midsummer House at Midsummer Common, perched on the banks of the River Cam

A Taste of Cambridge

From the majestic spires of King's College Chapel to hidden corners buzzing with student life, we uncover must-see landmarks, cosy retreats and Michelin Guide culinary gems.



Midsummer House

Midsummer Common, Cambridge

In an idyllic location overlooking Midsummer Common, inside an equally beautiful Victorian house, you'll find this stylish, long-standing restaurant. Over 20 years into its lifetime, the dishes are continually evolving thanks to a kitchen which is not afraid to push the boundaries. Every course is packed full of personality and originality, especially the stand-out desserts like delicious coconut parfait served in a mock-coconut shell made of Nyangbo chocolate. Luxury ingredients are generously used, flavours are measured and there's an appealing range of different textures. Midsummer House was awarded two Michelin stars in 2004 and five AA rosettes in 2014.

midsummerhouse.co.uk



Restaurant Twenty-Two

Chesterton Road, Cambridge

Co-Owners Alex Oliver & Sam Carter.

This Victorian town-house has hosted a restaurant for many years and has long been a feature of Cambridge's dining scene. Its current guardians are Sam and Alex, who have really made it their own. Sam's food is poised, detailed and very precise, with his technical skill shining through in beautifully presented dishes such as roasted quail with a buttery vin jaune sauce. The house has a bright, understated style and the enthusiastic service team – who explain the make-up of the dishes in full – keep the atmosphere welcoming and relaxed.

restaurant22.co.uk



Margaret's Cambridge

Chesterton Road, Cambridge

A labour of love from the owners behind Restaurant Twenty-Two – and located right next door – this soothing space comes with plenty of neutral tones, giving it a simple, relaxing elegance. The opening selection of breads, dips and nibbles is a brilliant way to start, featuring highlights such as a beautifully made focaccia and a creamy whipped butter bean dip. Across the menu, the vibrant cooking moves with the seasons and pushes delicious natural flavours to the fore. The wonderful service team are engaging and knowledgeable in equal measure.

margaretscambridge.co.uk



Vanderlyle

Mill Road, Petersfield, Cambridge

A large, open-plan kitchen takes centre stage at Vanderlyle, which blends shabby chic styling with designer comfort. The well-balanced vegetarian tasting menu shows imagination and creativity, along with a passion for seasonal produce – all evident in dishes like roasted wild mushrooms with Roscoff onion and Bordelaise sauce. The friendly service team run the restaurant well and the wine or juice pairings enhance the experience. It's a popular spot, so book in plenty of time.

vanderlyle-restaurant.com



Image: Alex Rushmer (chef/owner) and his Whippet Toby. © Charlotte Griffiths.

Mercado Central

Green Street, Cambridge

Located a stone's throw from Trinity College, this brightly decorated town-house is home to a Spanish restaurant exuding a warm, buzzy vibe – whether you admire the open-flame cooking on the ground floor or sit in the quieter upstairs dining room. Northern Spain has the largest influence on the menu, with Galicia and the Basque Country featuring prominently among dishes built around proudly sourced produce of great quality, such as wonderfully marbled presa Ibérica. Save room to finish with the 'tarta de Santiago'

mercadocentral.co.uk



Fancett's

Mill Road, Cambridge

The vibrant Mill Road is a focal point for Cantabrigians looking for everything from independent eateries to small antique shops, and this friendly restaurant brings a generous dose of enthusiasm to the area. The eponymous Dan Fancett, pictured left, and his team demonstrate both great care and skilled craft in their preparation of generously portioned dishes that are French to their core, such as the terrific twice-baked cheddar soufflé and the pear tarte Tatin for dessert.

fancetts.com

Ancient Shepherds

High Street, Fen Ditton, Cambridge

What was once a historic village pub is now this intimate restaurant providing a platform for Chef Mark Poynton, pictured below. Housed inside a 16th-century building, it's a cosy space with a rustic touch to the décor. Poynton and his brigade offer three lengths of set menu and the dishes shine at their simplest, when the high-quality produce provides plenty of flavour. Modern, simply furnished bedrooms are available so you can stay overnight and make your visit a real event.

ancientshepherds.com



The Packhorse Inn

Bridge Street, Moulton, Newmarket

Set near the green in a pretty village, is this smart modern pub named after the 15C flint bridge which spans the river. Understated modern dishes have subtle yet effective flavour combinations and use the best local ingredients. Ultra-stylish bedrooms have plush furnishings and roll-top baths.

thepackhorseinn.com

Eddington, Cambridge:

A Neighbourhood Built for the Future

If you haven't yet explored Eddington, now is a very good time to do so. Nestled into the north-west of Cambridge, this thoughtfully designed neighbourhood is one of the most exciting new communities in the UK. Whether you are considering buying, renting, or simply curious about what life looks like in Eddington, it offers the perfect blend of amenities and transport with beautiful homes.



A Vision Brought to Life

Eddington was conceived and is steered by the University of Cambridge as part of the wider Northwest Cambridge Development. The ambition from the outset was clear: not just to build houses, but to create a fully functioning neighbourhood where people can genuinely live, work and thrive. With over 1,100 homes already occupied and hundreds more under construction, that vision is well on its way to becoming reality. When complete, the development will deliver up to 3,000 homes, making it one of the largest planned communities in the East of England.

Everyday Life, Thoughtfully Designed

At the heart of the neighbourhood sits Eddington Square, a lively focal point with a growing mix of independent retailers and eateries. Recent additions include Outspoken Cycles, La Pizzica, Green Nest and No 5 The Skin Clinic, joining an already established café and restaurant scene. The Square regularly hosts pop-up traders, food markets and events, giving it a real sense of community.



The Storey's Field Centre - an award-winning community and performing arts building - anchors much of the cultural life here, hosting everything from yoga classes to live performances and private events. Public art installations are featured throughout the streets, and over 50 hectares of open green space, including the beautiful Brook Leys parkland and lake, give residents room to breathe, walk and unwind. Families are well served by the University of Cambridge Primary School, rated Outstanding by Ofsted, alongside a nursery for younger children.

The Developments Shaping Eddington

For those looking to buy or rent, Eddington offers a remarkable range of options, with several standout developments now available or coming soon.

Knights Park, delivered by housebuilder Hill, has long been the flagship of the Eddington story. A collection of energy-efficient homes ranging from studio apartments to four-bedroom family houses, it has set the benchmark for design in the neighbourhood - and recently received the prestigious RIBA East Award 2025 in recognition of its architectural excellence.

The Icon, the newest and most striking addition to Knights Park, takes things further still. A collection of one, two and three-bedroom apartments and duplexes built around a central podium garden and a spectacular rooftop terrace with far-reaching views across the city. The building's design, inspired by Cambridge's historic college quadrangles, is contemporary in execution but deeply rooted in the character of the place. With an on-site concierge, underground parking, triple glazing and solar PV panels, it represents a premium offer for buyers seeking modern apartment living.



LUMO, brought to market by Durkan Homes, delivers around 160 new homes - from one and two -bedroom apartments to three and four-bedroom houses. Its name is a nod to Sir Arthur Eddington, the celebrated Cambridge astronomer whose work on light inspired the development's design philosophy of bright, contemporary interiors and light-filled spaces. With homes due to launch in Spring 2026, LUMO represents an exciting next chapter for the area.

For those who prefer the flexibility of renting without compromise on quality, Present Made is a distinctive addition to Eddington. Cambridge's first purpose-built, professionally managed single-family rental neighbourhood, it comprises 373 pet-friendly homes - from one-bedroom apartments to four-bedroom houses. Residents benefit from a generous suite of shared amenities including a gym, cinema, co-working space, private dining room and a pet spa, along with a round-the-clock on-site team and flexible, no-deposit tenancy terms. With its first residents already moved in, Present Made is already redefining what renting in Cambridge can look like.

Getting Around

Eddington is just 1.9 miles from the city centre - an easy cycle or a short ride on the U bus, which also connects residents to Cambridge train station and the Addenbrooke's Biomedical Campus. Fast trains reach central London in under an hour, and Stansted Airport is just 30 minutes away by rail or car.

Looking Ahead

The University is developing proposals for the next phases of Eddington, with a new masterplan expected to be submitted to Greater Cambridge Shared Planning. More homes, extended green spaces and enhanced infrastructure are all on the horizon. Eddington is a neighbourhood still writing its story - and for buyers and investors with an eye on Cambridge's future, that is an exciting place to be.

Whether you're looking to buy, rent or simply find out more, the Bidwells residential team knows Eddington inside out - get in touch and we'll help you find your perfect home here.



Contemporary energy-efficient living in award winning Eddington

 4  3  2

Huxley Row, Cambridge

A superb contemporary townhouse constructed in 2024 by highly regarded developer Hill Residential, situated in the popular Knights Park, Eddington development on the west side of Cambridge. Arranged over three floors with expansive room proportions and an open plan, dual aspect ground floor, Huxley Row offers an excellent space for cooking, dining and everyday living. Finished to a high specification with quality fixtures, fittings and ample storage throughout – a fantastic nearly new, ready to move into family home just 3.5 miles from the city centre. Freehold.

Guide Price

£1,200,000

Cambridge Office

01223 841842



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LUMO at Eddington, Cambridge

LUMO is a thoughtfully curated collection of **1, 2 & 3 bedroom apartments** and **3 & 4 bedroom houses**, all meticulously designed with leading sustainable specifications and modern finishes.

Just 15 minutes from Cambridge city centre, Eddington offers the perfect balance of green living and urban convenience. An ideal setting for families, professionals, and students alike.

Apartment prices starting from £379,950.
House prices starting from £934,950.*



Register your interest:



Computer generated images are for illustrative purposes only.

**Prices correct at time of print.*



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HOMES**



Life live brighter at Lumo, Eddington



LUMO at Eddington, Cambridge

Discover contemporary living in Eddington, Cambridge, with Durkan Homes stylish, energy-efficient new homes. Thoughtfully designed to maximise natural light, each home features spacious, well-considered interiors. Selected properties offer generous gardens of over 20m+, perfect for relaxing or entertaining. Enjoy the ideal balance of city convenience and natural surroundings, with excellent transport links, green spaces, and everyday amenities just moments from your door. A smarter, greener way to live awaits.



Prices From
£934,950

Cambridge Office
01223 841842

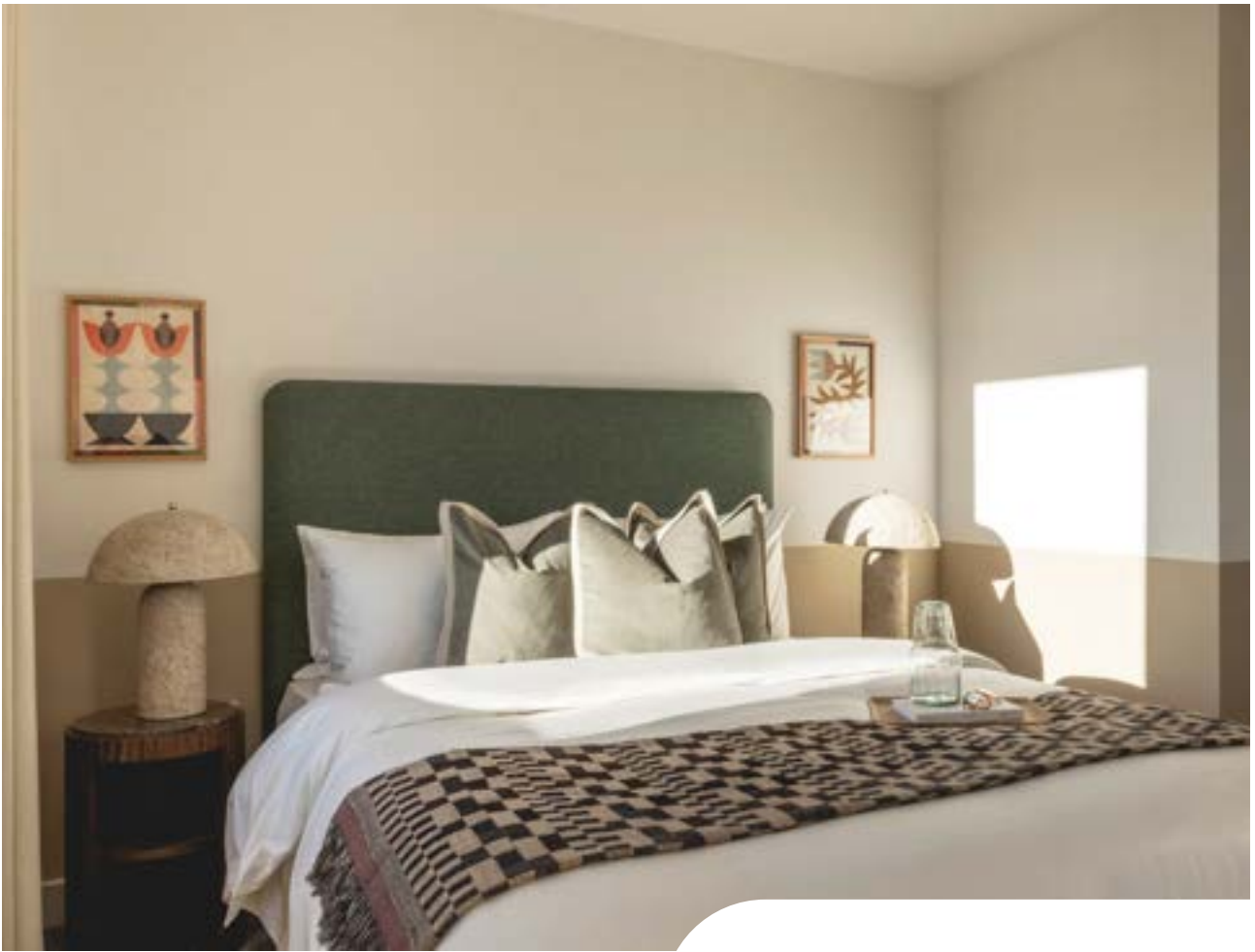
Talk to Bidwells *about new homes in Cambridge*

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Let our local experts help you find the right home in the right place.



01223 841 842
homes.bidwells.co.uk



Three-bedroom home in Eddington, Cambridge

 3  3  1

Eddington, Cambridge

A spacious and contemporary three-bedroom house located in the sought-after Present Made neighbourhood in Eddington. Designed with modern living in mind, the home features high-quality interiors, private outdoor space and access to resident amenities including a gym, cinema room and co-working areas. Just a short cycle from Cambridge city centre and surrounded by green spaces, cafés and local shops.

Per Calendar Month

£3,100

Cambridge Lettings Office

01223 841842

Knights Park
EDDINGTON
CAMBRIDGE



Knights Park is set within the thriving new community of Eddington, bringing you all the benefits of village life along with a highly convenient location situated just 1.9 miles from Cambridge city centre.

Over 50 hectares of open space in Eddington | 900m dedicated cycle highway
Range of amenities within Market Square | Sustainable living

3 bedroom townhouses
from £929,950


2 bedroom apartments
from £519,950



Prices correct at time of print



Contemporary three-storey living at Knights Park

 3
  2
  2

Appleton Way, Eddington

The Morgan at Knights Park, Athena offers 1,493 sq ft of contemporary living across three floors. This three-bedroom new build features an open-plan kitchen/dining area with premium appliances, opening to a private garden. A ground-floor study adds versatility, while the first-floor living room leads to a full-width terrace. The principal bedroom includes en-suite and Juliet balcony. Ideally positioned between Madingley and Huntingdon Roads with excellent cycle routes, U-Bus access, and convenient connections to Cambridge centre, M11, and Addenbrooke's. Underground parking and EV charging included. Freehold.

Guide Price
£929,950

Cambridge Office
01223 841842





Sister Scents

Jo Malone London introduces Georgia May and Lizzy Jagger as global brand ambassadors for English Pear. Two sisters, one perfect pair.

The British fragrance and lifestyle house celebrates English Pear & Freesia and English Pear & Sweet Pea with British models Georgia May and Lizzy Jagger. Hailing from rock and roll roots, Georgia May and Lizzy have unique individual styles and personalities, reflected in their unique choice of scents. English Pear & Freesia and English Pear & Sweet Pea offer two takes on the perfect pear, both featuring this timeless, quintessential Jo Malone London ingredient.

Georgia May Jagger began modelling at a young age, featuring in campaigns for a variety of global beauty and fashion brands. She launched her own

skincare brand MAY Botanicals in 2023. She co-owns hair dye brand Bleach London and is the Wellbeing Ambassador for the British Beauty Council.

Lizzy Jagger first appeared on the catwalk in 1998 and has been modelling ever since, representing many designers at fashion weeks and featuring in campaigns for global brands. She is an advocate for women's rights and worked on the award-winning documentary Equal Means Equal with Kamala Lopez, pushing for Women's Equality Day to become Women's Equality Week.



The Jo Malone London English Pear campaign, focuses on the theme of sisterhood. Two Scents, One Perfect Pair. Experience the sunlit orchard. Sister scents, one bond and an English pear in every bottle. English Pear & Freesia: a cult classic Orchards steeped in golden sunshine, warming the russet curves of luscious pears. The sensuous freshness of the just-ripe fruit wrapped in elegant white freesias, enhanced with rose and rooted in patchouli.

English Pear & Sweet Pea: a new classic Sun-warmed orchards spring to life as tempting green pears fill the branches. The luscious fruits enveloped in softly scented pastel sweet peas,

nestled on a base of powdery white musk. Top: Williams Pear Heart: Sweet Pea Base: White Musk.

Discover these new products alongside the full collection now available, online and in-store.

Follow [Jo Malone London](#) on TikTok, Instagram, Facebook, X, YouTube, LinkedIn and Pinterest [@JoMaloneLondon](#).

Visit your local Cambridge store: 14 Rose Cres, Cambridge CB2 3LL or call: 0370 192 5831

jomalone.co.uk



“I can’t help but smile when I wear English Pear & Sweet Pea. It’s playful, subtle, and instantly makes my day better”

- Lizzy Jagger



Making the Most of Your Rental Property

Whether you are letting a property for the first time or you are an experienced landlord looking to make the most of your investment, the private rental market in 2026 demands more preparation, and more knowledge, than ever before. Demand for good quality rental homes across Cambridge and the East of England remains exceptionally strong, and landlords who present their properties well and stay on top of their legal obligations are well placed to benefit. Here is what to consider before you let.



Presentation Still Matters

It is a common misconception that rental properties do not need to be presented to the same standard as homes for sale. The best tenants - those who will look after your property and pay their rent reliably - have choices, and they will gravitate towards homes that feel well maintained and move-in ready.

Before marketing begins, carry out a thorough inspection of the property. Attend to any outstanding repairs, give the walls a fresh coat of paint if needed, ensure all appliances are in good working order and present the space as cleanly and neutrally as possible. Professional photography is just as important for lettings as it is for sales - first impressions on Rightmove and Zoopla count for a great deal.



Know Your Legal Obligations

Letting a property comes with a substantial set of legal responsibilities, and it is essential to understand them before your first tenant moves in. At a minimum, you will need a valid Gas Safety Certificate renewed annually, an Energy Performance Certificate rated E or above, an Electrical Installation Condition Report carried out every five years, and working smoke and carbon monoxide alarms throughout the property.

You will also need to comply with Right to Rent checks, protect your tenant's deposit in a government-approved scheme within 30 days of receipt, and provide your tenant with a range of prescribed documents at the outset of the tenancy. A good letting agent will guide you through all of this, but the legal responsibility ultimately rests with you as the landlord.

The Renters' Rights Act

What Landlords Need to Know

One of the most significant pieces of legislation to affect the private rental sector in a generation, the Renters' Rights Act became law in October 2025 and its provisions are being introduced in stages throughout 2026, with the most significant changes taking effect from May 2026. At Bidwells, we have been helping our landlords understand and prepare for these changes from the outset.

The most headline-grabbing change is the abolition of Section 21 - the so-called "no fault" eviction notice - which has long allowed landlords to reclaim their property without giving a reason. Under the new legislation,

landlords will need to cite a specific legal ground to end a tenancy, such as wishing to sell the property or move back in themselves. Whilst this represents a significant shift, it is worth noting that these grounds do exist and will remain available to landlords who need them. Our lettings team is on hand to talk you through what this means for your property.

The Act also moves all tenancies onto a single system of periodic tenancies, meaning fixed-term contracts will no longer be available from May 2026. Rent increases will be limited to once per year and must be in line with market rates, with tenants given the right to challenge any increase they consider excessive through a tribunal. If you are unsure how these changes affect your current arrangements, the team at Bidwells would be happy to help you review them.

For landlords, the key message is preparation. Understanding the new framework, reviewing your existing tenancy agreements and working with an experienced letting agent who is fully up to speed with the changes will be essential to navigating the new landscape confidently.

Pricing Your Rental Correctly

As with sales, pricing matters. Set the rent too high and your property will sit empty, costing you money with every passing week. Set it too low and you may find it difficult to increase it to market rate later. A letting agent with strong local knowledge will be able to advise you on current achievable rents for your property type and location, taking into account condition, furnishings and local demand.

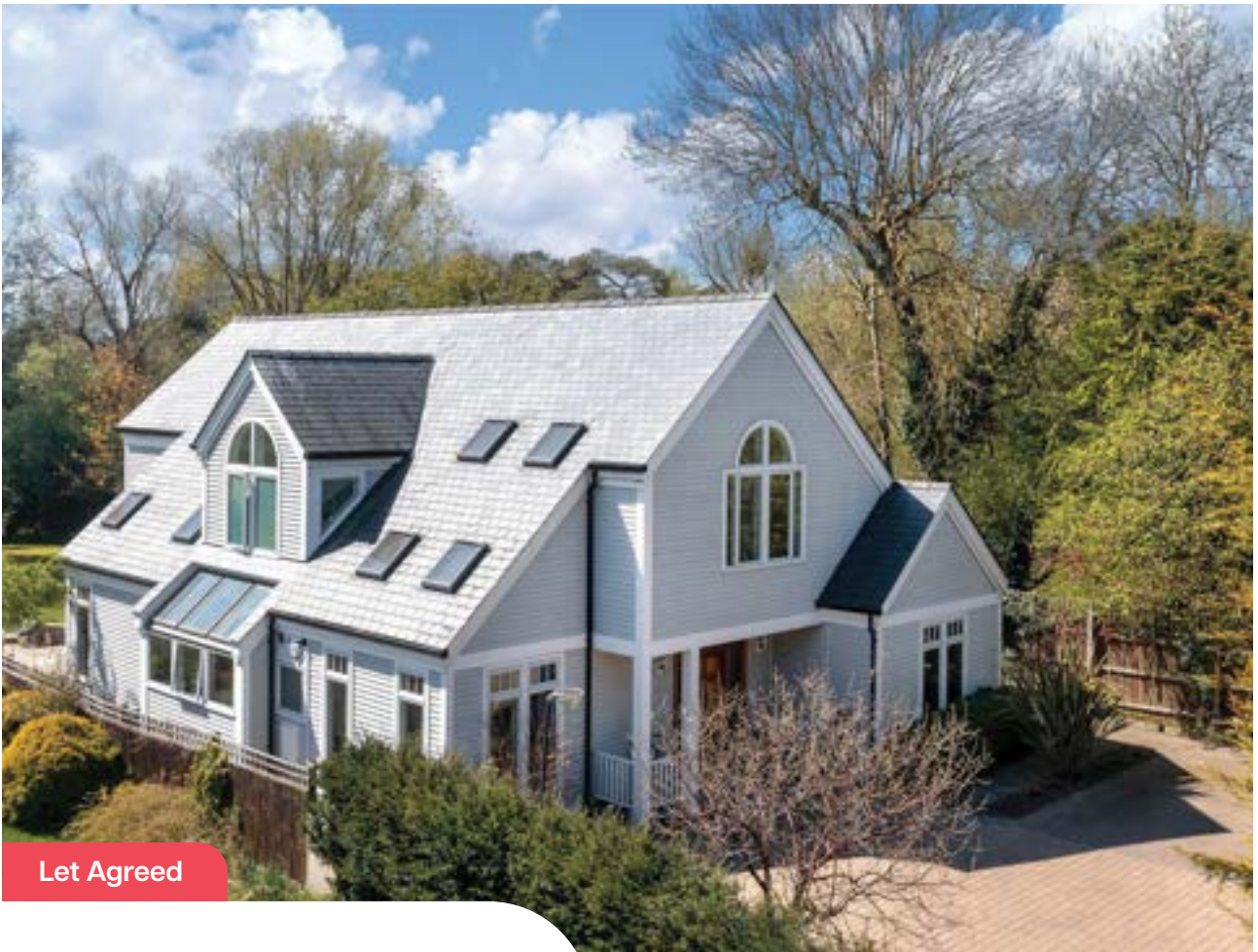
Choosing the Right Agent

Deciding whether to self-manage or use a letting agent is one of the first decisions you will need to make. Self-management can save money in the short term but requires significant time, knowledge and availability - particularly when it comes to maintenance issues and legal compliance. A fully managed service through a reputable agent takes the day-to-day responsibility off your hands and can prove its value many times over, especially for landlords with multiple properties or those based away from their rental.

At Bidwells, our lettings team has extensive experience managing properties across Cambridge and the East of England. We stay fully up to date with the latest legislation, including the Renters' Rights Act, so that our landlords can let with confidence. Talk to us today about how we can help you get the most from your property.

Ready to Let?

Whether you are preparing your first rental property or reviewing your existing portfolio, the team at Bidwells would be delighted to help. From accurate rental valuations to full management services, we are here to make letting straightforward, compliant and rewarding. Get in touch today to arrange a conversation.



Let Agreed

Bespoke New England elegance overlooking Trinity Old Fields

5 3 4

Clarkson Close, Cambridge

A stunning bespoke New England-style family home in exclusive Clarkson Close, a private conservation area with just six properties. This exceptional residence overlooks Trinity College Old Fields and backs onto Adams Road Bird Sanctuary, offering rare tranquillity three-quarters of a mile from the city centre. Perfect for families with King's College School and St John's College School within walking distance, plus Cambridge Lawn Tennis Club nearby. South-facing position with outstanding access to colleges, university departments, and amenities. Exceptional living in Cambridge's most coveted address.

Per Calendar Month

£7,000

Cambridge Lettings Office

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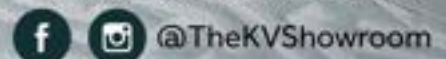
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Timeless 1920s elegance meets modern living in Cambridge

 6  3  3

Long Road, Cambridge

An impressive double-fronted detached home originally built in 1929, situated in one of Cambridge's most sought-after locations on the south side of the city. Extended and improved over the years, 17 Long Road seamlessly blends classic period charm – high ceilings, picture rails, large leaded windows – with modern comfort including a generous kitchen and principal bedroom suite in the converted loft. Beautifully presented throughout and ready to move into, with stunning gardens and just 1.75 miles from the city centre. Freehold.

Guide Price

£2,000,000

Cambridge Office

01223 841842



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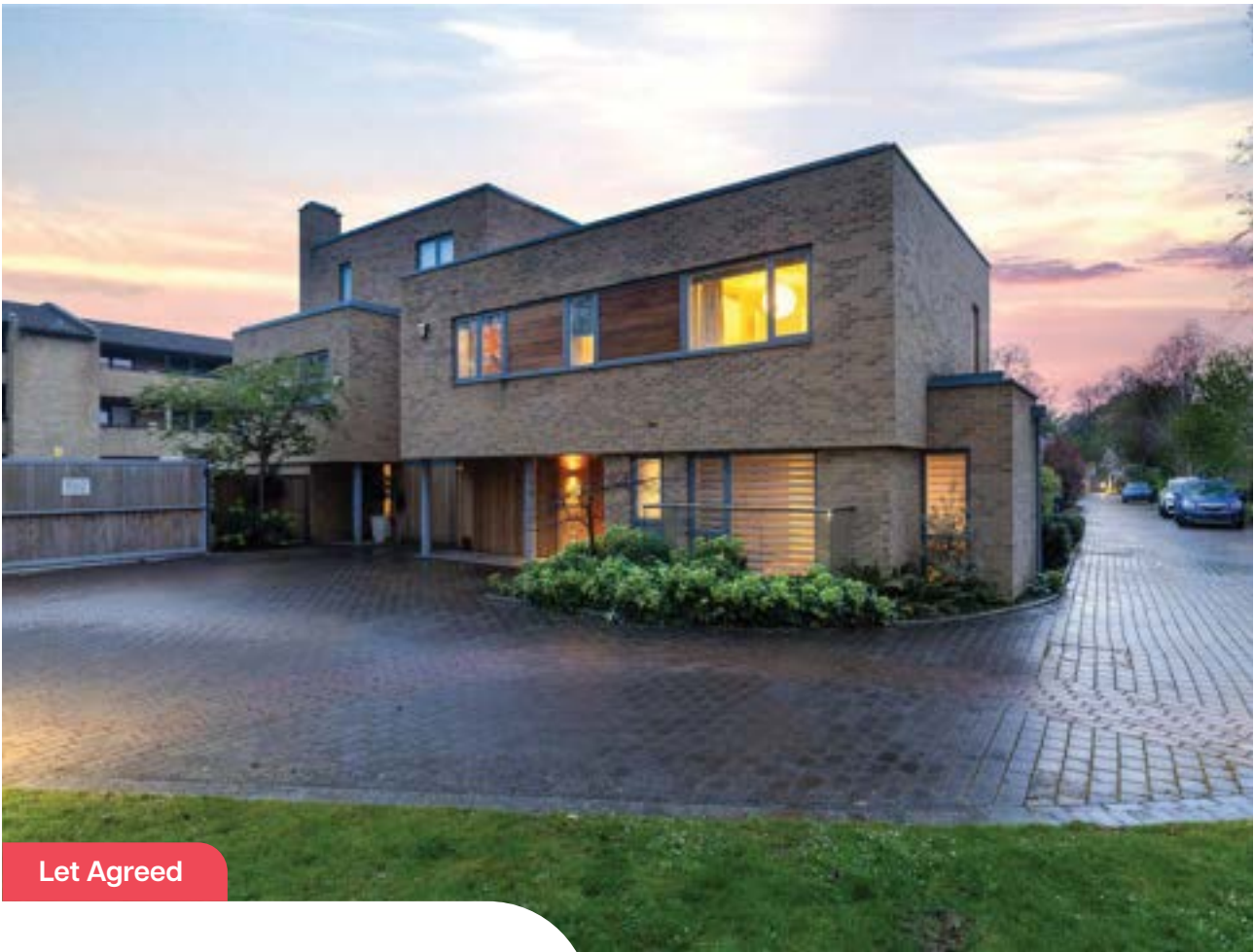
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Let Agreed

Modern luxury in exclusive gated Cambridge development

5 2 2

Eccleston Place, Cambridge

A prestigious detached property within a secure, discreetly located gated development off Tenison Road. This well-presented home combines modern luxury with exceptional space, featuring elegant open-plan kitchen/dining/family room, spacious living areas, and a stunning professionally landscaped garden with subterranean courtyard and green wall. Prime central location offers walking distance to Cambridge station and city centre, proximity to top-tier schools including The Leys and The Perse, plus convenient guided busway access to Addenbrooke's and Biomedical campus. Outstanding family living in Cambridge's most exclusive setting.

Per Calendar Month

£5,000

Cambridge Lettings Office

01223 841842





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CAMBRIDGE



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www.theleys.net



Image left © Qatar Goodwood Festival



Image left © Qatar Goodwood Festival

The Social Season

The British social season, or ‘The Season’, is a series of historic annual events from spring to late summer across the UK, celebrating arts, music, horticulture, sport, and royal occasions. Each event combines tradition, dress code etiquette, exclusive guest lists, and plenty of fizz. Our ultimate guide highlights the must-attend occasions this season, so start planning your social wardrobe and secure your tickets to be part of these iconic British celebrations.



The Betfred Derby Festival *Friday 5th - Saturday 6th June*

The greatest show on turf, the thrill of The Hill, and a town buzzing with excitement. Epsom welcomes the world as racegoers marvel at towering flowers, revel in colour, and feel the rise of the Downs. The crown jewel of racing—historic and unmatched—where future champions are discovered. Destiny calls, glory beckons, and the magic of Epsom endures.

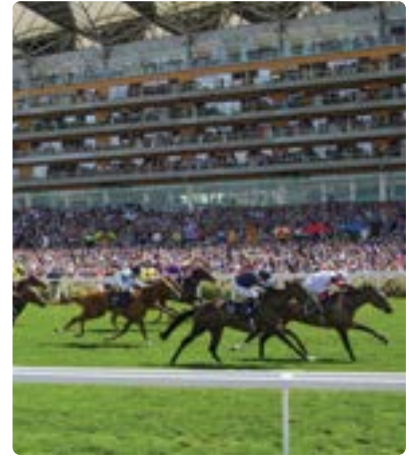
thejockeyclub.co.uk



Cartier Queen's Cup Final *Sunday 14th June*

Hosted by the Guards Polo Club, Windsor, the Cartier Queens Cup is the pinnacle of the British polo season. Each year, over 500 matches take place from April to September, drawing the sport's biggest names. The final sees two top teams and their horses compete in a 22-goal match truly showcasing the best of British polo demonstrating the best that British polo has to offer.

guardspoloclub.com



Royal Ascot *Tuesday 16th - Saturday 20th June*

Hats at the ready! Royal Ascot returns in 2026 for five days of world-class racing, style, and pageantry. Secure your place to witness the finest thoroughbreds, daring millinery, and exceptional hospitality come together once again. Experience the thrill, elegance, and timeless tradition of this iconic event, and enjoy being part of a spectacular celebration that captures the very best of British racing and high society.

ascot.com



Credit: AELTC/Ben Queenborough

The Championships *Monday 29th June - Sunday 12th July*

Enjoy world-class tennis at Wimbledon, the premier Grand Slam championship, and soak up its unique atmosphere with strawberries and cream or a glass of champagne. Each July, southwest London hosts this iconic event, where legends like Djokovic, Federer, Nadal, Murray, and the Williams sisters have made history. Wimbledon draws visitors from across the globe for a quintessential summer experience.

wimbledon.com



Henley Royal Regatta *Tuesday 30th June - Sunday 5th July*

Henley Royal Regatta is the world's most famous regatta and a key highlight of the summer sporting calendar and social season. Thousands of visitors watch over 400 international-standard races, from Olympic rowers to newcomers. Whether you're a first-timer or a seasoned Member, the Regatta offers thrilling racing, excellent food and drink, and an electric, unforgettable atmosphere.

hrr.co.uk



Qatar Goodwood Festival *Tuesday 28th July - Saturday 1st August*

The world famous five-day festival, affectionately known as 'Glorious Goodwood', is one of the undisputed highlights of the British flat racing season. It's a social and sporting occasion like no other, where some of the greatest stars in horse racing are crowned. Share this special occasion with friends and visit The Earl's Lawn, a hub of live music which offers an added delight to a day at the races.

goodwood.com



Jockey William Buick riding Trawlerman, the Royal Ascot Gold Cup winner in 2025

Stonebond.



Experience Life in a Vibrant New Community

An exclusive collection of three and four bedroom homes, set amidst green open spaces, mature woodlands, and a stunning 23-acre lake. Designed to offer a peaceful retreat from everyday life, the development combines natural beauty with thoughtfully planned living.

Ready to move into from £510,000



Local shops and community facilities



Lakeside setting with woodland walks and play areas



Network of cycle paths and footways



59 acres of open space and sports pitches



New schools and dedicated health centre



Discover your dream home today


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36 scholarships and exhibitions awarded to our pupils at 13+
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stfaiths.co.uk




admissions@stfaiths.co.uk

St Faith's
CAMBRIDGE

An Independent School for Boys and Girls aged 3-13



Spectacular penthouse with 360-degree Cambridge views

 2  2  1

Parkside Place, Cambridge

A stunning eighth-floor penthouse at the prestigious Parkside development, offering 2,074 sq ft of contemporary luxury with breathtaking 360-degree panoramic views across Cambridge and countryside beyond. This immaculately presented apartment features floor-to-ceiling windows flooding every room with natural light, and pristine condition throughout. Exceptional central location just 750 yards from city centre and walking distance to mainline station (King's Cross 48 minutes).

Per Calendar Month

£4,750

Cambridge Lettings Office

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award
winning
architects

exceptional homes
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The *Icon* Series

Holland Cooper tailoring is more than fabric and fit, it's symbolic of strength and identity, in their latest range they celebrate iconic women who lead with purpose and style. From founders and broadcasters to actors and legends of British culture, this campaign honours their legacy while empowering other women to create their own.

Above: Dame Mary Berry with Jade Holland Cooper.



“Jade built the brand she couldn’t find”

Jade Holland Cooper

Redefining modern British luxury – tailored to empower women, designed to endure. Determined to fill a gap in the market, Jade drew on her understanding of British heritage and dedication to quality craftsmanship to create a brand that feels timeless yet modern. Her designs reflect strength, elegance, and confidence, marrying heritage techniques with a contemporary vision. Through her leadership, creativity, and unwavering dedication, she has established a legacy that celebrates individuality, champions women, and elevates modern British tailoring.

*“A voice and presence
that shaped the way
we see sport”*

Clare Balding CBE

Wears her power with warmth, wit, and unwavering confidence. Broadcaster, journalist, and trailblazer in sport, Clare is quintessentially British with deep ties to equestrianism, public service broadcasting, and the nation's most iconic events. A friend of the brand for many years, she embodies the strength, heritage, and quiet authority that defines Holland & Cooper tailoring.

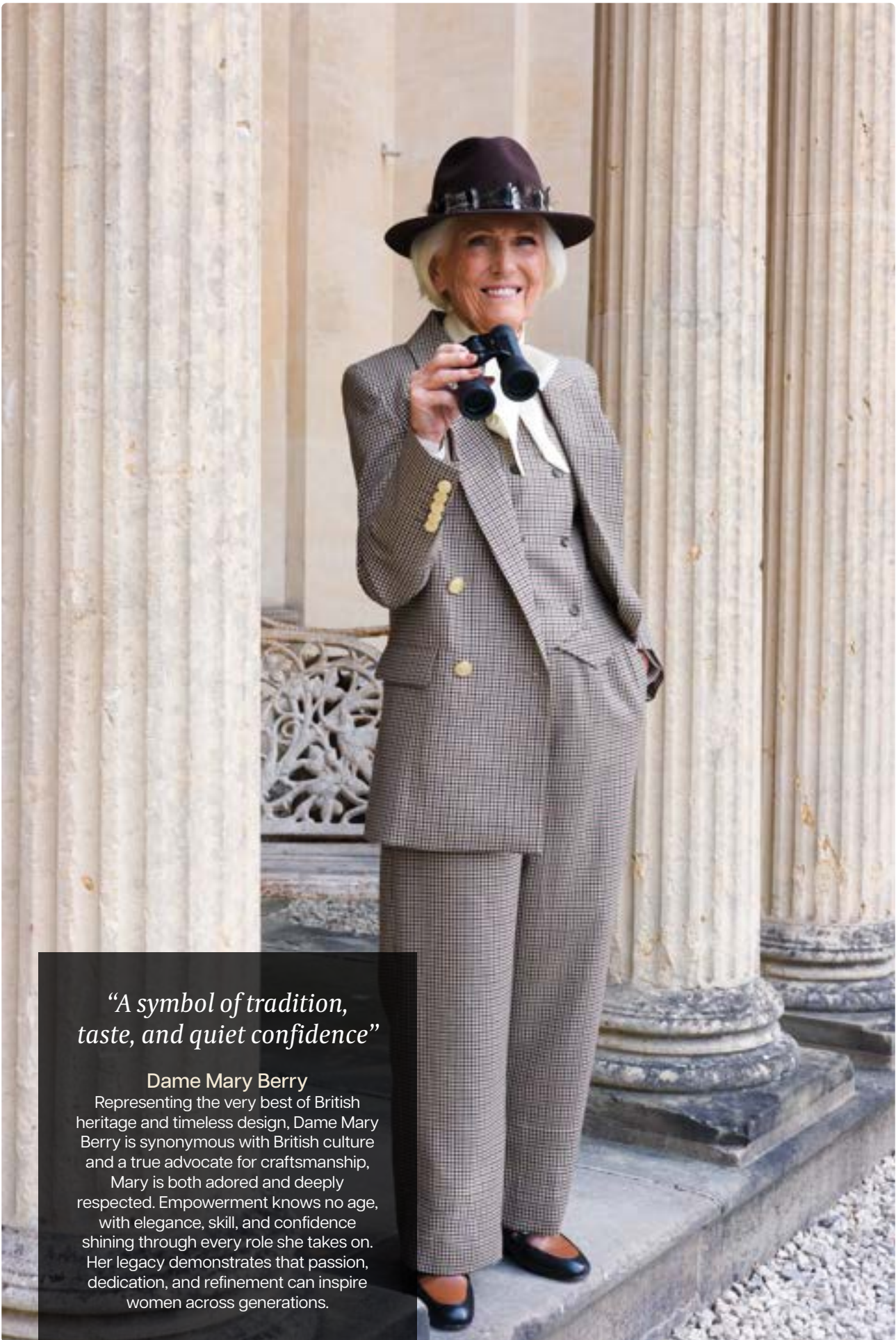




*“A master of words
and the stage”*

Lisa Dwan

Lisa redefines what it means to command a room, with intellect, Irish charm, and perfect tailoring. Acclaimed Irish actor and writer, known for her work in theatre and on screen, including *Top Boy*, *MobLand*, and celebrated interpretations of Samuel Beckett. Embracing her intellect, Lisa embodies the confidence and poise that inspire our tailoring – where modern femininity meets the understated elegance of the Cotswolds.



*“A symbol of tradition,
taste, and quiet confidence”*

Dame Mary Berry

Representing the very best of British heritage and timeless design, Dame Mary Berry is synonymous with British culture and a true advocate for craftsmanship.

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*“Fearless on the runway
and in the saddle”*

Jodie Kidd

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Peaceful bungalow backing onto meadows and woodland

 4  3  2

Diamond Close, Cambridge

A stunning detached bungalow in Diamond Close, a quiet cul-de-sac off Bentley Road in this highly regarded south city location. This exceptional property backs directly onto meadows and woodland, offering tranquil views with immediate nature access. Excellent cycle routes connect to Cambridge city center and prestigious schools including St Faiths, The Perse, and The Leys. Conveniently located near train station, Biomedical campus, and M11. Single-level living combining peaceful surroundings with outstanding connectivity to Cambridge's amenities, top schools, and transport links. Exceptional south Cambridge living.

Per Calendar Month

£4,250

Cambridge Lettings Office

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Cambridge

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 4  3  2

Pearce Close, Cambridge

Set in the heart of sought-after Newnham, this stunning new home by trusted local developer Bromham Builders is a rare find – contemporary elegance just a mile from the historic city centre. Impeccably designed and finished to the highest standards, every detail has been considered for modern living at its finest. A south-facing garden, roof terrace, and access to outstanding schools and open spaces make this an unmissable property.

Guide Price

£1,750,000

Cambridge Office

01223 841842





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Sky High

Gordon Ramsay Restaurants made a landmark debut at London's 22 Bishopsgate back in February 2025, launching three distinct concepts that bring together fine dining, social dining and culinary education within the City's tallest building.

The openings included Lucky Cat by Gordon Ramsay, Restaurant Gordon Ramsay High, and the Gordon Ramsay Academy powered by HexClad, forming a flagship destination for the group in the heart of London's financial district.

Perched on the 60th floor, Lucky Cat by Gordon Ramsay offers a vibrant, Asian-inspired dining experience with panoramic views across the capital. Led by Executive Head Chef Michael Howells, the menu focuses on bold, shareable dishes and robata-grilled plates, with highlights including sushi platters, tofu and spicy avocado bao and Iberico pork chop.

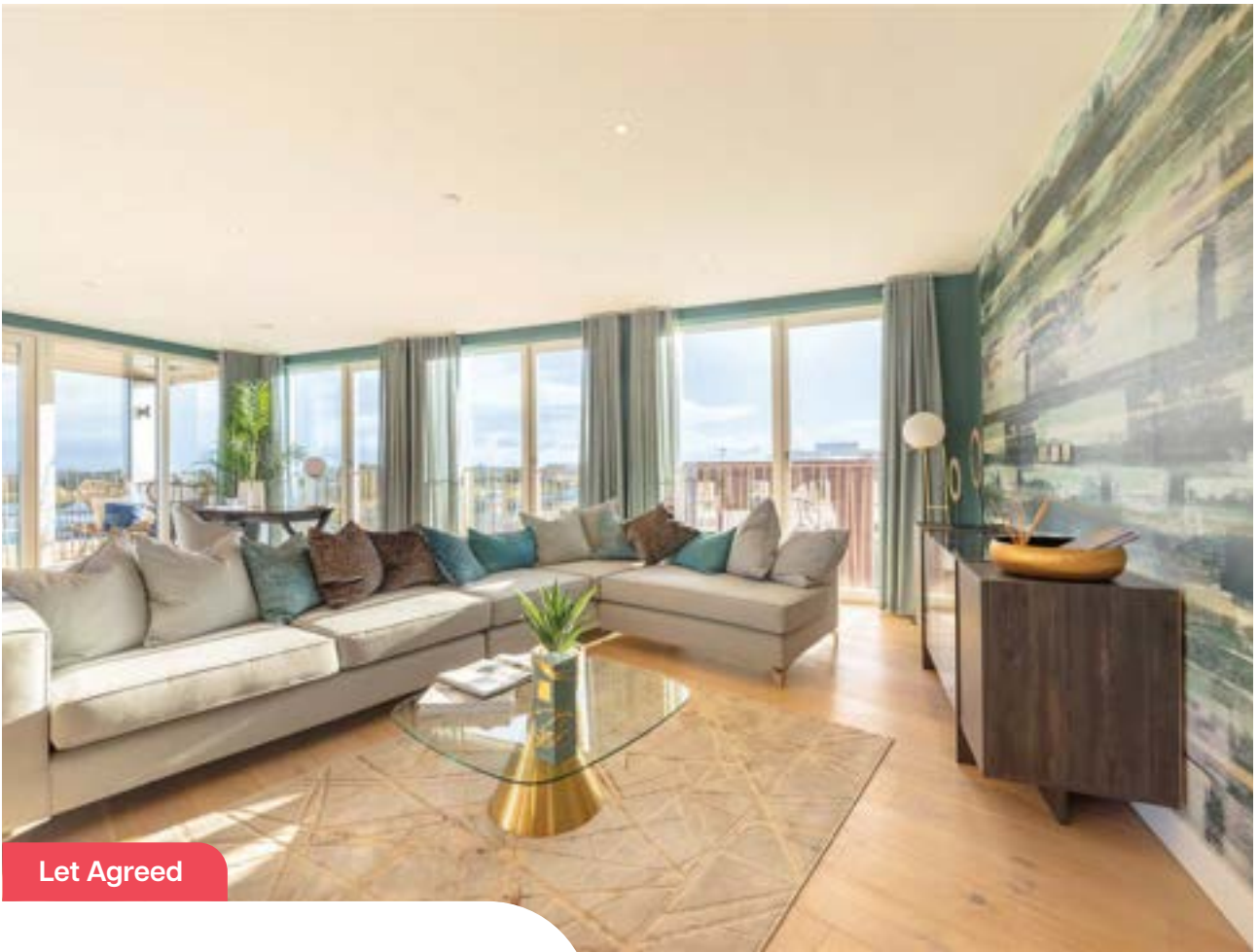
“Panoramic views across the capital”

Alongside it sits the intimate Restaurant Gordon Ramsay High, a 12-seat chef's table experience led by Executive Chef James Goodyear. The restaurant presents an elevated tasting menu rooted in refined French technique, designed to showcase seasonal ingredients and precise, contemporary cooking.




Completing the initial opening was the Gordon Ramsay Academy powered by HexClad, bringing the group's cookery school concept into the City of London from its flagship in Woking, and offering immersive culinary experiences and training.

The Bishopsgate collection will expand further on May 6th with the opening of Bread Street Kitchen & Bar, set to deliver the most elevated iteration of the globally recognized concept to date and further establish 22 Bishopsgate as a major dining destination for Gordon Ramsay Restaurants Global.

gordonramsayrestaurants.com/22-bishopsgate-restaurants



Stylish furnished penthouse in thriving Eddington community

 3
  2
  1

Rudduck Way, Cambridge

A contemporary fully furnished penthouse at Athena by Hill in North-West Cambridge's Eddington development. This stylish apartment offers modern living within a thriving community featuring supermarket, community centre, and primary school. Perfectly positioned between Huntingdon and Madingley Roads overlooking Gravel Hill Farm, with excellent connections to city centre and major commuter routes. Cambridge station provides London access within 45 minutes, Stansted Airport in 30 minutes, with M11 just 5 minutes away for A14, A1, and M25 connections.

Per Calendar Month

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Cambridge Lettings Office

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Flower Power

Where British craft flourishes: Range Rover announces partnership with RHS Chelsea Flower Show 2026, celebrating creative leadership.

Range Rover has now confirmed its role as headline sponsor of the RHS Chelsea Flower Show 2026, reinforcing its position as a leader in modern luxury design and British craftsmanship. As the brand enters a much-anticipated new era – one shaped by its evolving electric future – the RHS Chelsea Flower Show provides a fitting cultural moment to demonstrate Range Rover’s commitment to thoughtful, modern leadership.

Central to this presence is a bespoke Range Rover installation; a reductive space that draws parallels between Range Rover and the world’s most influential garden design showcase. The installation reflects the calm, modern serenity of a Range Rover interior through proportion, materiality and an emphasis on elevated British craft.

The partnership also underscores Range Rover’s long-term commitment to sustainable progress, aligning with the brand’s forthcoming fully electric models and its vision for modern luxury by design.

RHS Chelsea Flower Show (19th –23rd May 2026, 8am–8pm) signals the start of the gardening season, returning to the grounds of the Royal Hospital Chelsea with a showcase of inspirational gardens and the very best in horticultural excellence. World-class exhibitors will present gardens that highlight leading examples of contemporary design, explore emerging trends and address the pressing issues shaping horticulture today. Tickets are available online (£77.25–£133.90) at rhs.org.uk/chelsea



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Crafted to exceptional standards in a countryside setting

 5  3  2

Chishill Road, Heydon

The Churchcroft is a substantial five-bedroom detached home offering nearly 2,600 sq ft of beautifully designed accommodation across two floors. Part of an exclusive development of just eight homes in the idyllic South Cambridgeshire village of Heydon, this exceptional property features a stunning kitchen with Silestone worktops, Laufen bathrooms, three ensembles and underfloor heating via air source heat pump. With excellent transport links to Cambridge and London, and countryside living on the doorstep, The Churchcroft represents a rare opportunity to own something truly special.

Guide Price

£1,300,000

Cambridge Office

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The Clayton Hotel Cambridge provides stunning settings for unforgettable moments. The library area offers a serene space to unwind, relax, or indulge in a delightful Afternoon Tea, immersing yourself in the quintessential Cambridge atmosphere. For a culinary journey, the Tamburlaine Restaurant & Bar delivers an inviting ambiance to savour our unique dishes crafted with locally sourced, fresh ingredients.

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