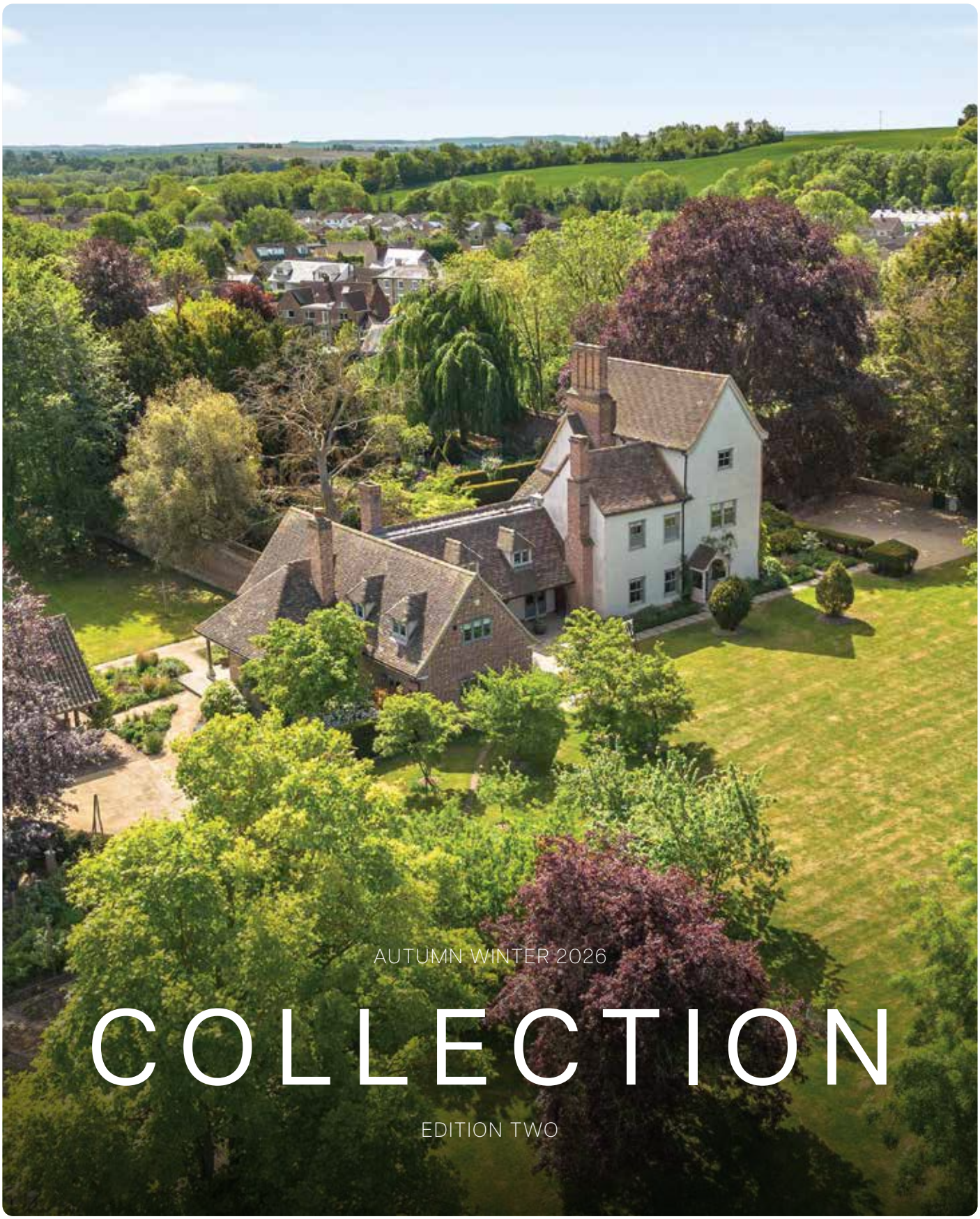


AUTUMN WINTER 2026

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Welcome to the Bidwells Collection.

A home is about more than four walls. It is about finding the right setting, the right community, and a place that fits the way you want to live.

The decision to move is rarely just about finding a different property. It can be prompted by a growing family, a change in circumstances, a new opportunity, or simply the feeling that it is time for something different. Whatever the reason, starting your search early can make all the difference. Taking time to explore what is available, understand the market and consider your options means you can make decisions with confidence when the right opportunity comes along.

At Bidwells, we help you make sense of those choices. Our residential team brings together local insight, market expertise and a personal approach, whether you are searching for your next home, looking for a rental or exploring a new development.

Our advice goes beyond the property itself. We look at the bigger picture. What you want from where you live, what matters to you now, and what you may need in the future. From understanding your options and identifying the right opportunities to navigating negotiations and completing your move, we are here to make the journey as seamless as possible.

And if your plans take you beyond Cambridgeshire, our residential teams in Oxford and Norwich offer the same depth of local knowledge and personal service.

We hope this edition gives inspiration. Whether you are ready to make a move or simply starting to explore, our team is here to help you take the next step towards finding somewhere that feels like home.



Warm wishes,

David Bentley

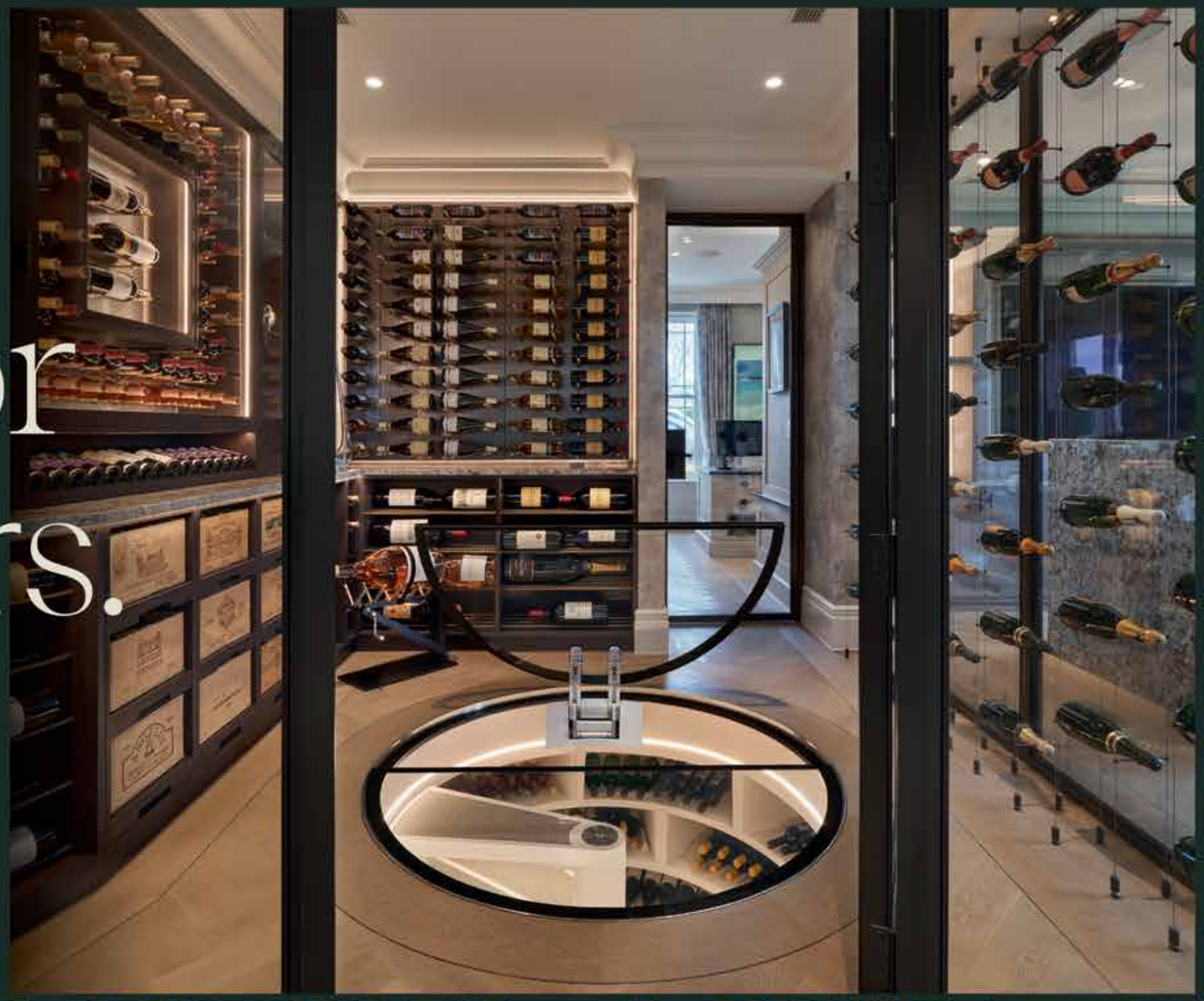
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Within this edition

BIDWELLS



08

Meet Our Experts
No one knows homes like Bidwells. Meet our team of trusted experts at Bidwells and find your local office.

12

Bidwell's Collection Research Article
A market of two halves: cautious buyers, resilient renters.

From 14

Finest Properties for Sale
Take a look at a selection of our exceptional properties for sale in and around Cambridge.

18

Get Your Home Ready to View
Selling your home is an exciting prospect, but it pays to be prepared. View our handy guide.

From 20

Fancy Something New?
Discover a selection of our finest new homes and developments in and around Cambridge.



28

Strawberry Fields
Discover the new lifestyle village for the over 60s in Stapleford.

32

Racing Ahead
We look back on Ascot Racecourses 25/26 jumps season lookbook, a style guide for occasion wear.

38

Cambridge South
A new gateway for commuters: Cambridge South station is now open!



48

Discover Built to Rent
Designed for those who want to rent, Build to Rent offer managed homes within purpose-designed communities.

From 53

First-rate Lettings Properties
Uncover some of our outstanding lettings properties located in and around Cambridge.

54

The Making
Sofas & Stuff, the Royal Ballet and Opera announce a new collaboration brining together craft, storytelling and culture.

64

Song Bird
Bidwells speaks with the biggest selling classical artist of this century, Katherine Jenkins OBE.

78

Country Life
Holland Cooper: The epitome of British luxury.

94

Spotlight on Cambridgeshire
Offering a refined balance of heritage, countryside charm and convenient access to London.

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David Bentley
Head of Residential

Meet Our Trusted *Experts*

No one ***knows homes*** like Bidwells



Rebecca Wilson
Head of New Homes, Cambridge



Andrew Tucker
Head of Residential Sales



Alex Bloxham
Head of Residential Lettings



Frances McDermott
Partner, New Homes



Ollie Rivers
Partner, Residential Sales



Olivia Davies
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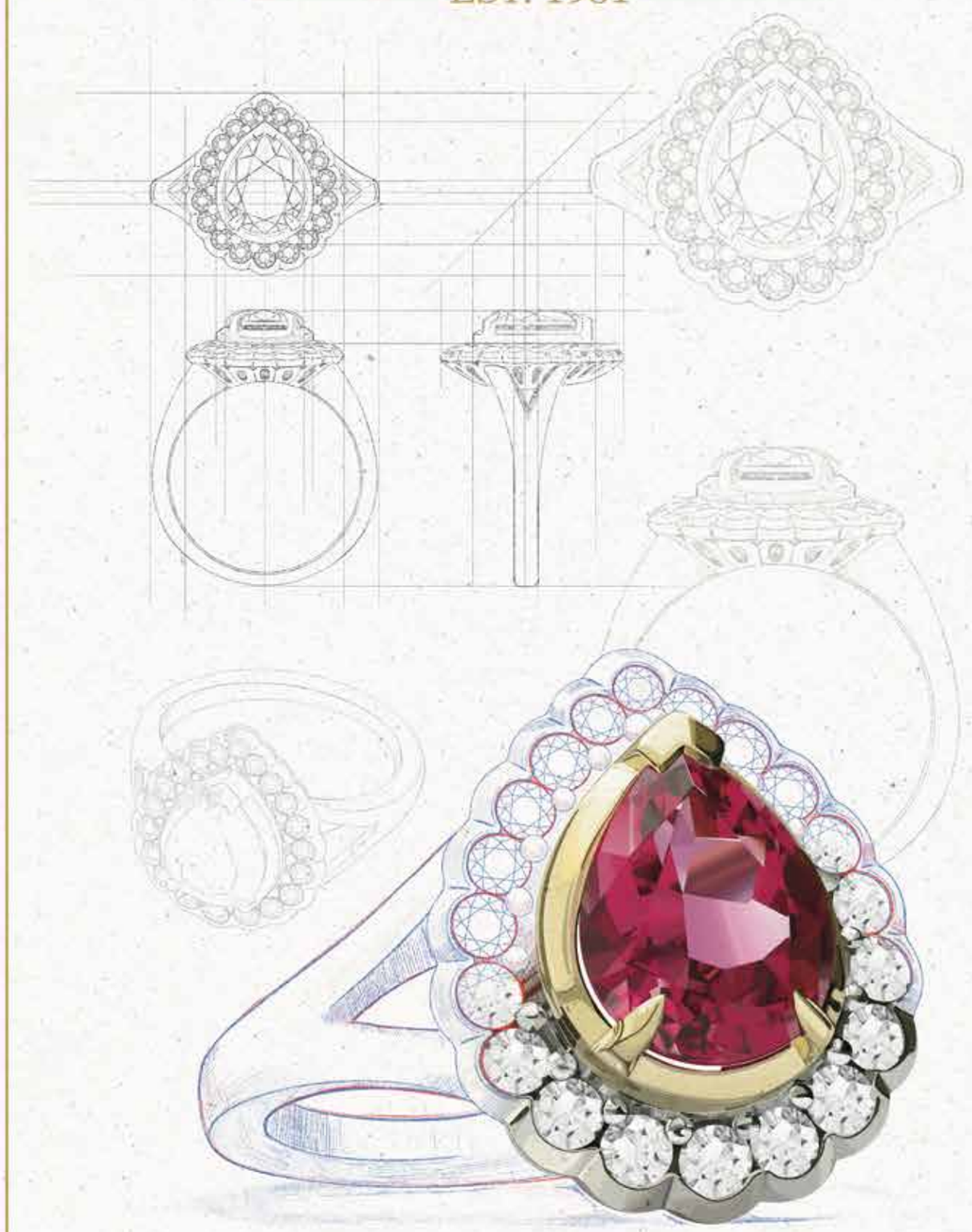
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Bidwell's Collection Research Article

A Market of Two Halves:

Cautious Buyers, Resilient Renters

The latest data points to a sales market that is showing signs of improvement but remains largely stagnant. Results from the RICS Residential Market Survey shows that buyer demand improved in August but is still in negative territory. The survey also indicates that the pipeline of new instructions is unlikely to increase significantly over the coming months. This will also partly reflect uncertainty surrounding the Budget with some developers renewing calls to cut Stamp Duty. And higher mortgage rates cut both ways: they will encourage buyers to complete purchases in the short term but will also deter prospective house hunters. Pricing reflects this sentiment, with Nationwide recording a consistent fall in the average house price since April.

Average UK House Price



Source: Nationwide

In contrast, demand for rental homes remains robust in the face of low supply. As a result, average rents in the UK were 4% higher in August compared with the same time last year.

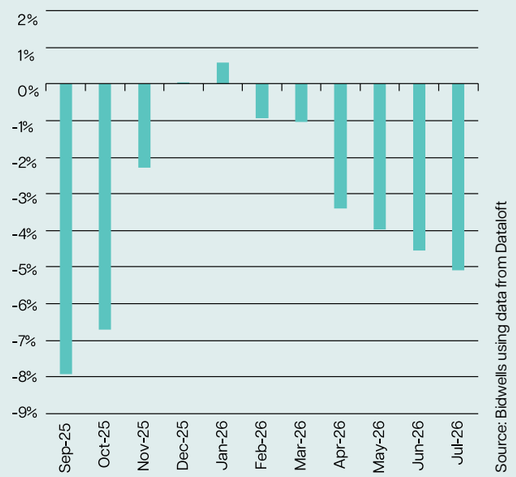
But the silver lining is that uncertainty will dissipate, and interest rates are projected to fall in 2027; Capital Economics forecasts that base rate to fall to 3.00% next year which will provide some positive momentum for the housing market.

Sales Market

The sales market in Cambridge is mirroring some of these headline trends. The supply of homes for sale in August was 20% below May's peak, although this partly reflects seasonal patterns. More positively, listings remain 7% higher than the same time last year. Even so, lower supply has curtailed sales volumes across the city, which were down 24% year-on-year in June.

Prices reflect this more subdued backdrop, with homes in Cambridge selling for an average of £475,000 in July, broadly level with the same period last year. Agreed sale prices are currently 5% below average asking prices, a discount which has risen consistently over recent months. Sellers appear increasingly optimistic, but higher mortgage rates have renewed constraints on buyer budgets, widening the gap between asking and agreed prices.

Difference From Asking Price to Achieved Price



Source: Bidwells using data from Dataloft

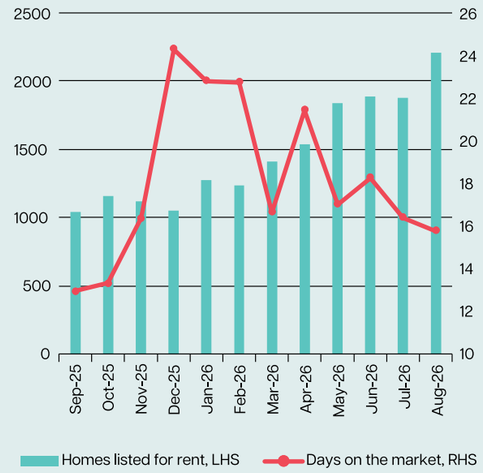
Our own data shows a similar trend in supply, with 11 new listings in August, down from this year's peak of 37 in April. Demand remains relatively robust, averaging 280 viewings per month over the summer, although this is also down around 10% on last year.

Rental Market

The rental market in Cambridge is strong and is running counter to the headline trend of falling supply. Around 2,200 homes were listed for rent across the city in August. Listings have risen consistently since February and are now more than double the number recorded at the same time last year.

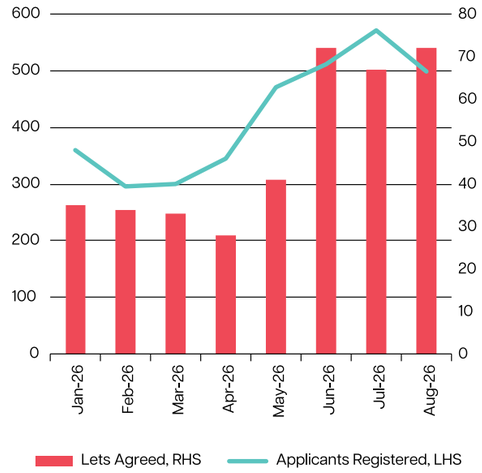
Demand for rental homes in the city remains equally strong, most clearly evidenced by how quickly properties are letting. In July, a rental home in Cambridge was on the market for just 16 days, down from a recent peak of 24 days at the end of last year. This has contributed to a 3.4% increase in average achieved rents in Cambridge over the last year, to just over £1,600 per month – this rate of growth is also broadly in line with the headline rate of 3.7%.

Supply & Demand of Rental Homes



Source: Dataloft

Bidwells Letting Data



Source: Dataloft

Our own data mirrors this pattern. We agreed 72 lets in August, a joint high for the year, and registered 500 new applicants over the month. Demand across our listings has been strong throughout the summer, with almost 1,600 applicants registered between June and August and more than 200 lets agreed.



An exceptional Georgian country house surrounded by 10 acres

6 4 6





Tadlow, Royston

Tadlow House is an outstanding Georgian country house occupying a spectacular rural setting with far-reaching views across the West Cambridgeshire countryside. Built in 1832 by Downing College, Cambridge, the former vicarage combines elegant period architecture with the comfort of modern family living. Extending to approximately 8,000 sq ft, the beautifully renovated accommodation features generous proportions, large sash windows and French doors that bring natural light throughout. Set within 10 acres of mature gardens and grounds, with extensive landscaping and exceptional privacy, this is a truly distinctive country home.

Guide Price
£2,950,000

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[1]Electrical consumption combined (model range): 3.7 – 3.2 mi/kWh. Range combined (model range): 341 – 398 miles. CO_2 emissions combined* (model range): 0 g/km.
[2]Charging time for direct current (DC) with maximum charging power from 10% SoC to up to 80% SoC under optimal conditions (CCS fast charging station with > 320 kW, > 850 V, battery temperature 23 °C and initial SoC 9%).
[3]Benefit-in-Kind (BiK) rates are subject to change in line with the UK Government's Policy at the time of writing (October 2026), this may impact your net salary depending on your personal tax band, other deductions and salary. BiK rates are set to increase annually from 4%, 5% and 6% over the next three tax years. (April 2026 to April 2028)



Sold

An exceptional arts and crafts home in a coveted Cambridge setting

5 2 5

Millington Road, Cambridge

Millington Lodge is an outstanding Arts and Crafts Edwardian home, dating from 1903 and retaining a wealth of original character and craftsmanship. Beautifully enhanced by the current owners, the property offers approximately 3,197 sq ft of elegant and versatile accommodation arranged over three floors, including four reception rooms, a bespoke kitchen and orangery, and a magnificent principal suite. Set within stunning south-facing landscaped gardens, the property occupies a highly desirable private road in Newnham, just one mile from Cambridge city centre.

Guide Price
£2,850,000

Cambridge Office
01223 841842





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Getting your home *ready to view*

Six small changes that make a big difference

When you're preparing to sell your home, it's easy to think you need to make big changes to make a good impression. In reality, some of the most effective improvements are the simplest.

Our viewing guides see what works, week in and week out and know the small details that can make a difference when someone walks through your front door. From creating a welcoming first impression to giving viewers the space to imagine themselves living there, here are six simple ways to help your home put its best foot forward.

Make the first impression count

The viewing starts before a buyer reaches the front door. Clear away cobwebs around porches and windows, tidy the driveway and make sure the entrance feels clean and welcoming. Inside, keep hallways clear of shoes, coats and everyday clutter. A calm considered entrance immediately creates a positive first impression and sets the tone for the rest of the viewing and extending it before going to market may well be worthwhile.

Let these rooms do the heavy lifting

Ask any of our viewing guides and they'll tell you that the kitchen and bathroom are often where buyers form an opinion fastest. You don't necessarily need to renovate. Instead, focus on presentation: clear worktops, put away unnecessary appliances, clean surfaces and make sure towels and accessories are fresh and tidy. Let the space, quality and condition of the room speak for themselves.

Step back and let viewers take the lead

It can be tempting to show viewers every feature of your home, but sometimes less is more. Give them some space to explore. We often find that viewers open up more when they can look around at their own pace, ask questions naturally and start imagining how they would use the space. It's about allowing them to picture themselves living there.

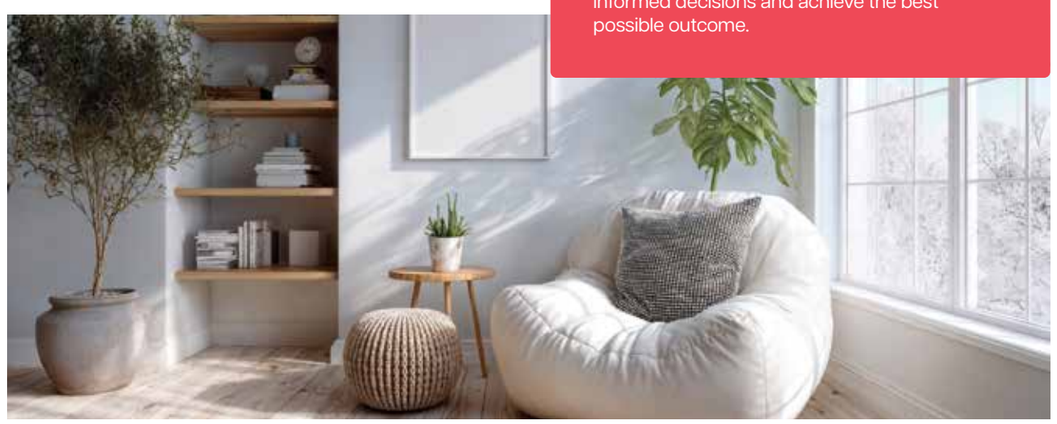
Set the mood for the season

Small seasonal touches can make a home feel instantly more inviting. In autumn and winter, make sure rooms are warm, well lit and welcoming. During spring and summer, make the most of the garden, terraces and outdoor spaces. Open curtains, turn on lamps where appropriate and show your home at its best throughout the year.



A breath of fresh air

Smell is one of the first things people notice, even if they don't consciously realise it. Before a viewing, open the windows for around 30 minutes to let fresh air circulate. Avoid overpowering candles, sprays or cooking smells and aim instead for a home that simply feels fresh and clean. It's one of the easiest details to overlook and one that can have a surprisingly strong impact.





Declutter before you dress

A cluttered room can feel smaller, however beautifully it has been styled. Before adding finishing touches, clear surfaces, simplify shelves and put away anything that distracts from the space itself. You don't need to strip your home of personality; the aim is to create enough visual space for viewers to appreciate the proportions, layout and potential.

Ready to Take the Next Step?

Thinking of putting your home on the market? Talk to Bidwells to get your free valuation

With deep roots across Cambridge, we combine local knowledge with extensive market expertise to help our clients make informed decisions and achieve the best possible outcome.

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from £550,000 to £900,000

Hampden Meadows, Watlington, Oxfordshire
from £485,000 to £1,225,000



Handsome Victorian home set within beautiful private grounds

5 6 4

Green End, Comberton

20 Green End is a striking double-fronted Victorian house, thoughtfully enhanced to create an exceptional family home while retaining its wealth of original character. Extending to approximately 3,799 sq ft, the versatile accommodation includes elegant reception rooms, a superb open-plan kitchen, five double bedrooms and generous additional workspace. Set within approximately 0.88 acres of idyllic gardens and grounds, the property also benefits from a sweeping gravel drive, double garage, outbuildings and stables, all within this sought-after west Cambridgeshire village.





Guide Price
£1,900,000

Cambridge Office
01223 841842

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Sold

A beautifully restored period home blending heritage with modern living

6 3 3

West Farm House, Orwell

West Farm House is a beautifully refurbished Grade II listed former farmhouse, combining elegant period character with contemporary comfort. Extending to approximately 3,488 sq ft, the spacious and versatile accommodation features original details alongside a superb bespoke kitchen/dining room, elegant drawing room, family room and generous bedroom accommodation arranged over three floors. Set within the attractive village of Orwell, the property enjoys mature landscaped gardens, including a delightful south-facing garden, together with a range of useful outbuildings and excellent connections to Cambridge and London.

Guide Price
£1,850,000

Cambridge Office
01223 841842





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A characterful Victorian home set within beautiful private grounds

5 2 3

North End, Meldreth

Dating from the late 1880s, Torpoint House is an impressive Victorian family home combining period character with versatile modern living. Extended and thoughtfully arranged over two floors, the property offers five double bedrooms, generous reception space and an open-plan kitchen/ breakfast room, alongside a bright study and garden room. Set within approximately 0.83 acres of idyllic mature gardens, the property also benefits from a substantial outbuilding with office and games room, garage and private outdoor spaces. Situated in the popular village of Meldreth, with Cambridge and Royston both within easy reach.

Guide Price
£1,700,000

Cambridge Office
01223 841842





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Looking to sell or let your home?
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Whether you're thinking of selling, letting, or simply want to understand what your home could achieve in today's market. Our team are ready to help.

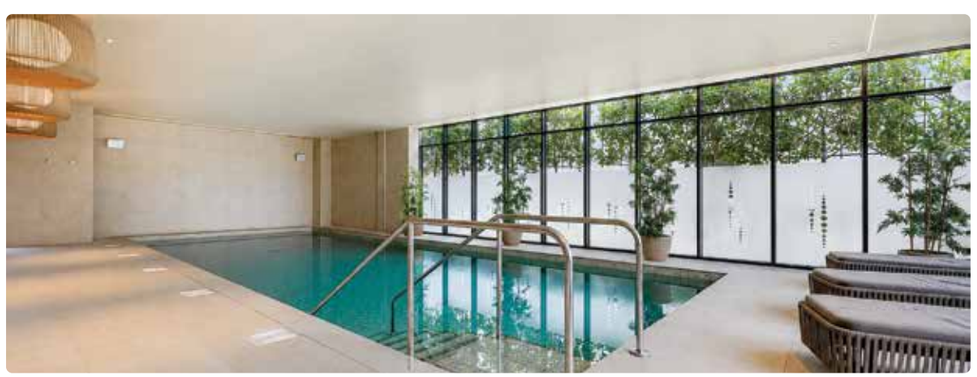
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Upgrade Your Retirement Plans at *Strawberry Fields*

Whether you are looking to improve your lifestyle, or your family home has simply become too large, downsizing can have many benefits. Research by property portal Zoopla found 41% of UK homeowners aged 65+ say their property is larger than required.



At Strawberry Fields, the new lifestyle village for the over 60s in Stapleford, buyers are excited to become part of a friendly and supportive community with state-of-the-art amenities, lush surroundings and onsite support services provided by friendly members of staff.

Nestled in manicured gardens, Strawberry Fields will feature 147 contemporary one, two and three-bedroom bungalows and apartments, energy-efficient elements, a wellbeing centre, gym, dance studio, restaurant, coffee shop and bar, hair and beauty salon - perfect for socialising with friends and neighbours.



An owner at Strawberry Fields says....

"Retirement can be a daunting time for many, but Trish says: "I'm not losing anything, I'm simply enhancing my life with all the provisions I need." Trish attended a 'rightsizing' event hosted at Strawberry Fields which significantly shifted her perspective on moving to a better suited home. She comments: "The event provided such useful guidance on how to declutter and prepare for the move. Any nerves or uncertainty I had were soothed by the Rangeford team."

Trish concludes that moving to Strawberry Fields was "the best decision" and she would encourage anyone looking to 'rightsize', to visit a Rangeford village. Trish will experience the growth of Strawberry Fields from the very beginning and has played an important part in a key milestone for the village. She is "very excited" for what's to come."

To find out more, interested buyers are invited to visit the already open show home or call Strawberry Fields' helpful team on 01223 902 441 or visit rangefordvillages.co.uk



Sold

Victorian home with exceptional gardens and timeless character

4 3 3

Meldreth, Royston

This impressive bay-fronted Victorian house combines classic architectural character with beautifully presented and thoughtfully updated accommodation. Filled with natural light, the home retains an array of period features alongside a superb contemporary kitchen and dining space, elegant reception rooms and four generous bedrooms, including an exceptional principal suite. Set within just under half an acre of fully enclosed, beautifully landscaped gardens, the property also benefits from ample parking and excellent connections to Cambridge and London. Offered with no onward chain.

Guide Price
£1,500,000

Cambridge Office
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Racing Ahead

We look back on Ascot Racecourses 2025/2026 jumps season lookbook, a style guide for occasion wear. The Lookbook was shot at the Four Seasons Hotel in Hampshire and showcases fashion that combines practicality, versatility, and storytelling for all ages.



Curated by London stylist and vintage expert Alice Hare, returning for her second year, Alice highlights, “The pieces were chosen to inspire event dressing and are designed to be wardrobe mainstays beyond the races. While practical, they’re also bold, story-driven pieces meant to spark conversation and carry meaning across generations.”



Her: **Banshee of Savile Row** Suit | £4,500 **Vespertine London** Shirt | £300
Camilla Rose Millinery Hat | £385 **Launer London** Bag | £3,325 **Russell & Bromley** Shoes | £275 **Paula Rowan** Gloves | £103
Pat's by Patricia Cobiella Earrings | £110
Him: **William Crabtree & Sons** Jacket | £545 **Kit Blake** Trousers | £295 **Purdey** Shirt | £295 **Jones Bootmaker** Shoes | £160
Lock & Co. Hatters Hat | £395 **Waring Brooke** Jumper | £135 **Vintage Hermés** Tie **Cordings** Socks | £19

The 2026 edition features 26 curated looks, blending heritage British labels with rising international designers. Key highlights include tartan capes with bubble hems, bouclé reimagined in molten gold, Suzannah's timeless Cumbrian tweed coat dress, and Banshee's velvet red suit with handmade frog buttons. Accessories range from vintage Hermès ties and jewel-encrusted belts by Sonia Petroff to hand-finished bags and headpieces by emerging artisans Isla de Gar, Emily London, and Angie Power.



Moss Jacket | £149 Trousers | £80 Shirt | £49.95 **Joules** Vest | £60 **Idle Kings** Silk scarf | £95 **R.M Williams** Boots | £425



Left: **Queens of Archive** Coat | £450 **Cefinn** Jumper | £150 **VV Rouleaux** Hat | £285 **Rosie Sugden** Wrist warmers | £65
Gucci supplied by Cocoon Club Bag | memberships starting from £40/month **Laurence Coste** Earrings | £145
Penelope Chilvers Shoes | £219 Stylists own Tights
Middle: **Vaclav London** Jacket | £450 Trousers | £350 **Charity shop find** Shirt | £15 **Jenny Roberts Millinery** Hat | £595
House of Atana Shoes | £303 **Fizz Arrow** Bag Charm | £15 **Sonia Petroff** Belt | £295 Bird brooch | £270
Earrings | £350 **Gucci supplied by Cocoon Club** Bag | memberships starting from £40/month **Paula Rowan** Gloves | £422
VV Rouleaux Brooches | from £4.95
Right: **LK Bennett** Coat | £399 Cardigan | £179 Trousers | £199 Shoes | £249 Bag £229 **Sarah Cant** Hat | £595
Laurence Coste Necklace | £175 **Falke** Tights | £23 **Pats by Patricia Cobiella** Earrings | £125 **Longines** Mini Dolce Vita | £3,500



Her: **Self portrait** Dress | £400 **Banshee of Savile Row** Coat | £4,100 **Jane Taylor** Hat | £2,300 **Olivia Morris** Bag | £125
Gerrard Earrings | £22,500 **Gina Couture to order** Boots | £2,600 **Paula Rowan** Gloves | £262
Him: **Sirplus** Jacket | £455 **Moss** Jumper | £99.95 **Kit Blake** Trousers | £295 **Cordings** Socks | £16
Idle Kings Silk scarf | £95 **World Secrets** Shoes | £135
Charity shop Golfer and dog brooches | £12 each **Longines** Spirit Zulu Time 1925 | £3,750

STYLIST Alice Hare @aliceharestylist **STYLIST ASSISTANT** Sarah Orkin @sarah.orkin
PHOTOGRAPHER Georgina Preston georginaprestonphoto **HAIR STYLIST** Bethany Alden @hairbethanyalden
MAKEUP ARTIST Brooke Price @itsbrookeprice **VENUE** The Four Seasons Hotel, Hampshire @fshampshire

Cambridge South:
A New Gateway for Commuters



Cambridge has always been one of the UK's most desirable places to live, combining a world-leading university, thriving technology and life sciences sectors, and an enviable quality of life. Now, a major new transport connection has made the city even better connected.

Cambridge South station opened on 28 June 2026, providing direct rail access to the Cambridge Biomedical Campus and creating a new gateway to the south of the city. The £250 million station is designed to improve connections for commuters, students, patients and visitors, while supporting continued growth in one of the region's most important employment and research hubs.

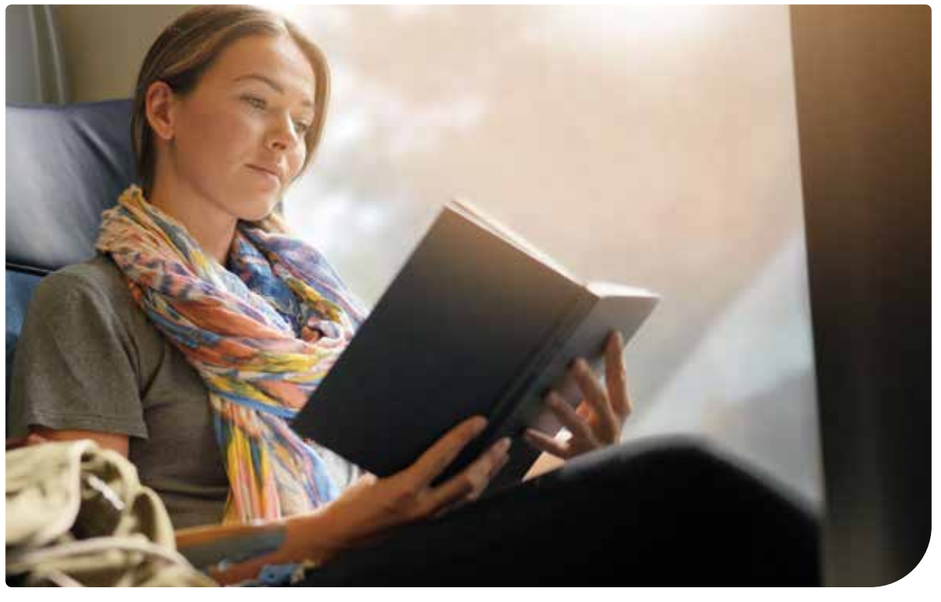


Making the Daily Commute Easier

For the thousands of people who work across the Biomedical Campus, Cambridge South offers a significant improvement to the daily journey. Located alongside the campus, the station provides direct access to Addenbrooke's Hospital, Royal Papworth Hospital, The Rosie Hospital, and surrounding research and life sciences organisations.

For commuters travelling further afield, the benefits are just as compelling. Cambridge South is served by Greater Anglia, Great Northern, Thameslink and CrossCountry, with direct services to destinations including London King's Cross, London Liverpool Street, Stansted Airport, Birmingham, Brighton, Peterborough and Ely. At peak times, there can be up to nine trains an hour between Cambridge and Cambridge South, with wider services providing connections across the country.

This improved connectivity means greater flexibility when choosing where to live. For some, it could make living further south of the city a more practical option; for others, it could help reduce reliance on the car and make commuting by rail a more convenient part of everyday life.



Connecting Communities

Cambridge South has been designed with sustainable travel in mind. The station connects to the local cycling network and provides 1,000 cycle spaces, while its location alongside the guided busway creates further options for reaching the Biomedical Campus and surrounding communities.

The wider significance goes beyond commuting. The Biomedical Campus is already home to more than 20,000 employees, with around 40,000 people visiting every day, and continued growth is expected. Better transport links can help connect more people to the employment, education and opportunities developing across this part of Cambridge.

As the area's profile grows, so too does interest in living nearby. New-build developments close to Cambridge South can combine contemporary homes and thoughtfully planned communities with easier access to work, Cambridge city centre and destinations further afield.

With Bidwells based in the heart of South Cambridge, we are ideally placed to help you make the most of this new connection.

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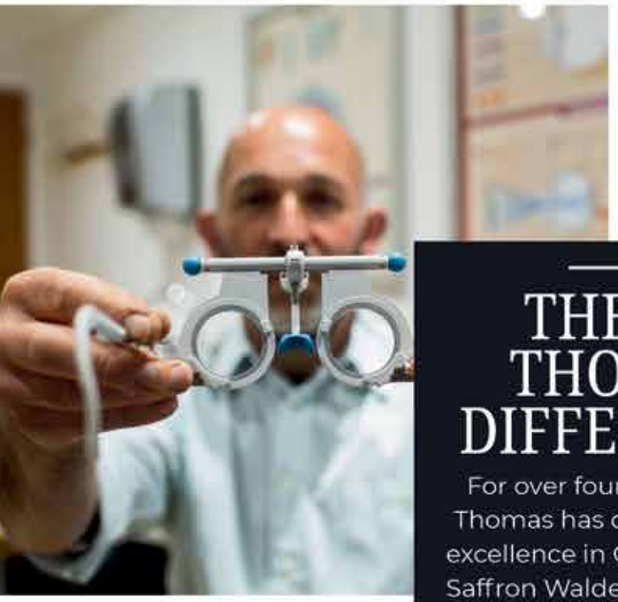
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Victorian character and contemporary living beside Grantchester Meadows

4 2 2

Grantchester Street, Cambridge

Beautifully extended and thoughtfully refurbished, this charming Victorian family home combines period character with stylish contemporary living. Extending to approximately 1,763 sq ft, the property retains an array of original features alongside a superb Neptune kitchen, generous open-plan dining space and beautifully appointed reception rooms. Four double bedrooms, a study and principal suite provide excellent flexibility for modern family life. Outside, a landscaped rear garden offers a private setting, while the location places Grantchester Meadows and Cambridge city centre within easy walking distance.

Guide Price
£1,475,000

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5 4 6

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Set within just over five acres of beautiful gardens, woodland and paddock, Old Barn House is an impressive and immaculately presented barn conversion offering almost 3,200 sq ft of versatile accommodation. Combining character features with modern family living, the property includes generous reception spaces, a bespoke kitchen, principal suite, separate office and a self-contained one-bedroom annexe. Outside, landscaped gardens lead to a heated swimming pool and Summer House, while the extensive grounds offer privacy, seclusion and potential for equestrian use.

Guide Price
£1,385,000

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A distinctive period home in one of Cambridge's finest settings

3 2 4

Latham Road, Cambridge

Southacre Lodge is a rare detached period home, believed to date from the late 1880s and occupying an enviable position on prestigious Latham Road. Rich in character, the property features soft red brick elevations, turret-style staircases, an impressive cast iron fireplace and a series of well-proportioned reception spaces, including a music room and generous study. The three-bedroom accommodation is complemented by a beautifully fitted kitchen with Aga, courtyard garden and double garage with room above. Ideally located just one mile from Cambridge city centre and railway station.

Guide Price
£1,250,000

Cambridge Office
01223 841842

BIDWELLS

Discover Built to Rent:
A New Way to Rent

For many renters, choosing where to live is about more than the property itself. It's about convenience, flexibility and a service that matches the pace of modern life. That's where Build to Rent is changing the rental experience.

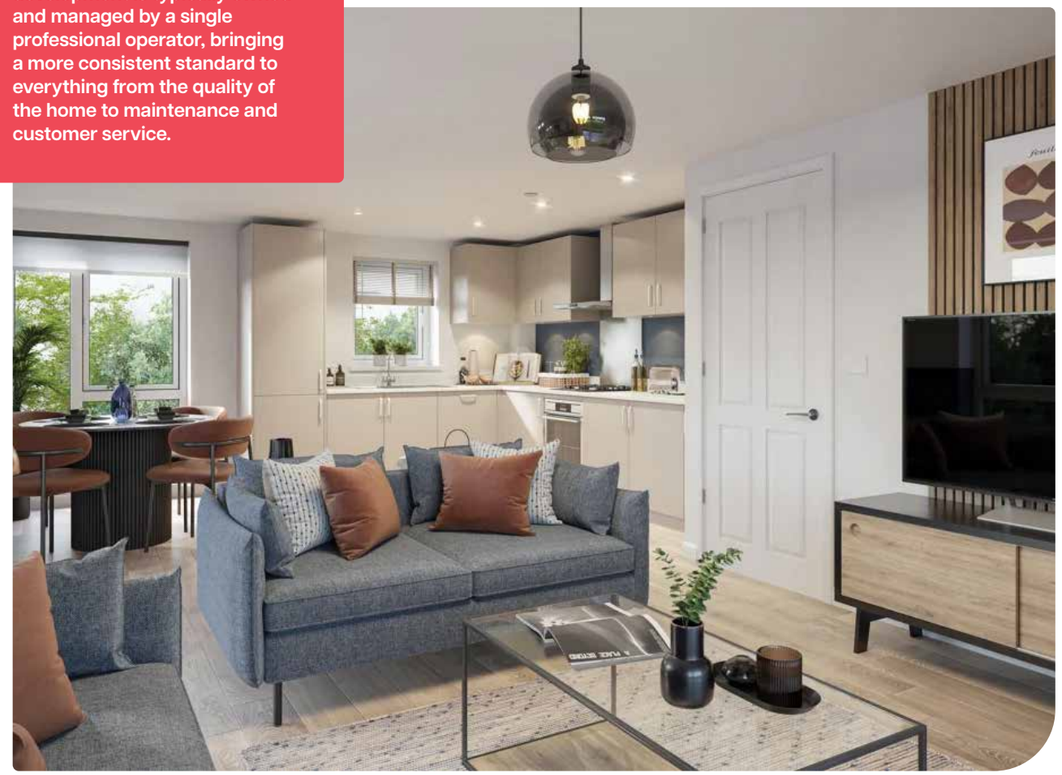
Designed specifically for people who want to rent, Build to Rent (BTR) developments offer professionally managed homes within purpose-designed communities. Rather than individual properties being owned by different private landlords, an entire development is typically owned and managed by a single professional operator, bringing a more consistent standard to everything from the quality of the home to maintenance and customer service.

Designed around modern life

BTR homes are designed with renters in mind from the outset, rather than adapted from properties originally built for sale. That means thoughtful layouts, energy-efficient features, and communal spaces that fit the way people actually live.

Depending on the development, residents can benefit from facilities that go beyond the front door. Think gyms, landscaped green spaces, shared lounges, cinemas and workspaces, all creating opportunities to relax, work and socialise without leaving the neighbourhood. It's this combination of private space and shared amenities that makes Build to Rent particularly appealing to those looking for a more connected way of living.

Many developments are also built to modern construction standards, with efficient heating systems and other features designed to reduce energy consumption, giving residents the comfort of a contemporary home alongside lower running costs.





Professional management, less hassle

With a professional landlord and dedicated management team, residents have a clear point of contact throughout their tenancy. Maintenance is handled by an established team, and the wider development is managed with the long-term experience of residents in mind, removing much of the uncertainty that can come with renting an individually owned property. The relationship is designed to continue well beyond signing the tenancy agreement.

Build to Rent in Cambridge

Cambridge is particularly well suited to this evolving approach to renting. With its thriving economy, internationally recognised businesses, university community and growing population, demand for high-quality rental accommodation remains strong.

Bidwells is currently supporting one Build to Rent schemes in Cambridge. Darwin Green offers a collection of high-quality, energy-efficient homes in one of Cambridge's exciting, well-connected neighbourhoods. The homes form part of Kennedy Wilson's investment portfolio and are professionally managed by Allsop, giving residents responsive maintenance and dedicated customer service.

A growing opportunity for investors

Build to Rent isn't only reshaping the experience for renters. It is also one of the most closely watched sectors for institutional and private investment in the region. Cambridge's strong economy, world-class research base and consistent rental demand make it a resilient market for long-term investment.

At Bidwells, we work alongside investors and operators at every stage of a BTR scheme, from identifying sites and securing planning through to asset and property management once a development is let. Whether you are exploring entry into the sector or reviewing an existing portfolio, our team can advise on strategy, delivery and performance.

Is Build to Rent right for you?

Whether you are renting for the first time, relocating to Cambridge, looking for a longer-term home, or simply want a more convenient rental experience, Build to Rent is worth considering. It offers an alternative to the traditional private rental market, without compromising on the independence and flexibility that renting provides.

As Cambridge continues to grow, Build to Rent is helping create new choices, for renters building a life here and for investors backing the city's future.

Discover a better way to rent in Cambridge. Explore the latest Build to Rent opportunities with Bidwells and find a home designed around the way you want to live.

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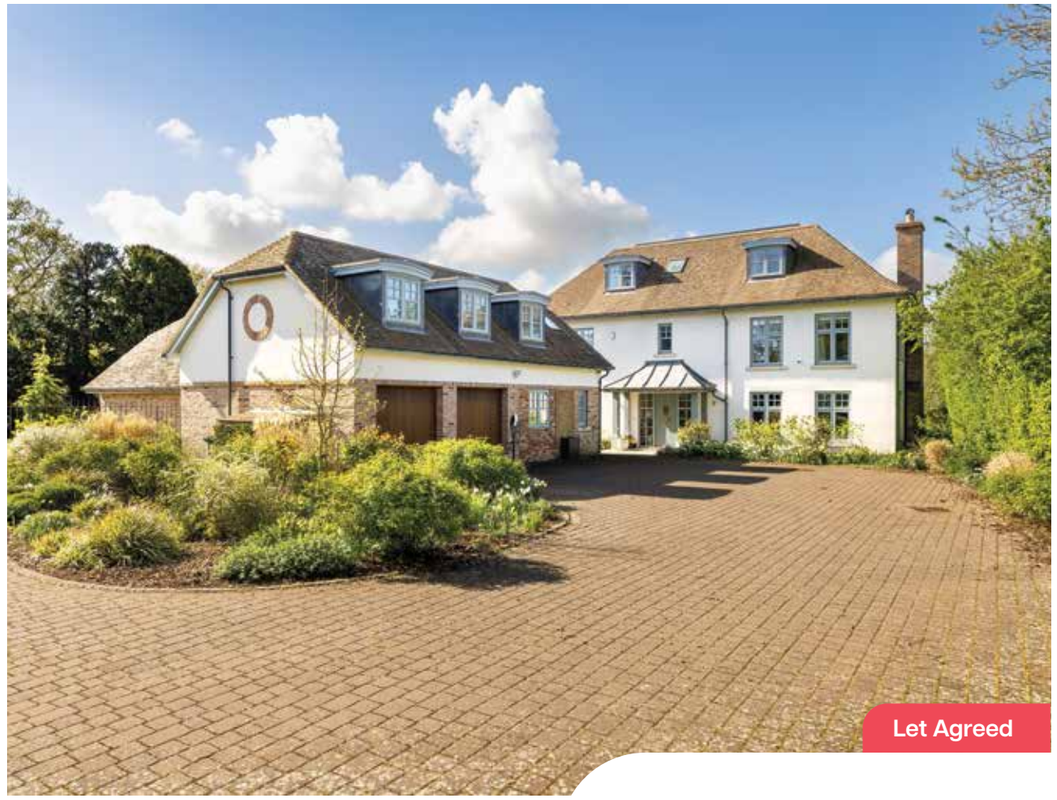
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Substantial family home with far-reaching countryside views

7 5 7

Coppice Avenue, Great Shelford

Set in the sought-after village of Great Shelford, this substantial seven-bedroom family home offers exceptional space, flexibility and spectacular views across adjoining farmland. Arranged over three floors, the beautifully presented accommodation includes elegant reception rooms, a superb open-plan kitchen, breakfast and family room, garden room and generous principal suite, alongside several further bedrooms with en-suite facilities. Extensive garaging and excellent practical spaces add further versatility. With village amenities, Cambridge, Addenbrooke's Hospital and the Biomedical Campus all within easy reach, this is an outstanding long-term family home.

Per Calendar Month

£8,000

Cambridge Lettings Office
01223 841842

BIDWELLS

The *Making*

Sofas & Stuff and the Royal Ballet and Opera (RBO) have announced a new collaboration that brings together craft, storytelling and culture.





"Couture furniture inspired by stage costume and the visual language of ballet and opera. In collaboration with consulting costume designer Hannah Edwards, Sofas & Stuff created four one-of-a-kind pieces."

At its core it is a bold, imaginative concept: couture furniture inspired by stage costume and the visual language of ballet and opera. In collaboration with consulting costume designer Hannah Edwards, Sofas & Stuff created four one-of-a-kind pieces that translate theatrical artistry into interiors.

Inspired by iconic characters from Swan Lake, The Sleeping Beauty, Carmen and La traviata, each piece draws on their mood and movement, brought to life through couture-level upholstery, fabric manipulation and intricate detailing. Together, they form a series reflective of the shared principles at the heart of the partnership - where imagination is the starting point, craft is honed through practice and precision, and ideas are ultimately realised in forms designed to be experienced and felt.

One of the couture designs will be exhibited at the Royal Ballet and Opera for a limited time before moving to selected Sofas & Stuff London showrooms alongside the other designs. Positioned at the intersection of design, culture and creativity, these pieces are not intended as commercial products, but an exploration of imagination without limits, designed to captivate,



inspire and demonstrate the depth of creativity and craftsmanship that defines Sofas & Stuff. The partnership explores the parallels between performance and craftsmanship - from the first spark of an idea to the moment an audience, or owner, experiences something truly special. It champions the creative forces, the makers and the performers,

Images: Left, Christine Rice, Carmen and above, Anna Rose O'Sullivan (Principal Dancer), Swan Lake © Sarah Weal







"There is so much storytelling in everything we produce, and we wished to remind our audiences to strive for individuality, originality and also good honest craft skills where you feel the soul of the maker."

Ricky Partner – CMO, Sofas & Stuff

whose passion and attention to detail transform raw materials and artistic vision into objects and moments that stand the test of time. Precision, artistry and technical skill sit at the heart of both institutions. In furniture making, these shared values are expressed through meticulous upholstery, refined detailing and a commitment to creating pieces with timeless character and individuality.

At Sofas & Stuff and the Royal Ballet and Opera, excellence is refined through craft creativity and an uncompromising commitment to quality. Sofas & Stuff's dedication to personalisation at the highest level demonstrates how furniture can tell a story and become something truly individual. The partnership celebrates both creative freedom and technical expertise, reinforcing Sofas & Stuff as a storytelling, design-led brand beyond traditional furniture retail. Together, Sofas & Stuff and the Royal Ballet and Opera stand for craft, precision and creative expression - and the enduring value of work shaped by skill, care and imagination. Whether on stage or in the home, true artistry is felt, remembered and lived with. Crafted for the moments between the movement.

Images: Left, Marcelino Sambe (Principal Dancer), The Sleeping Beauty. Above, Huskinson (Singer), La Traviata, Anna Rose O'Sullivan (Principal Dancer), Swan Lake © Sarah Weal







A luxurious Cambridge rental offering exceptional modern living

4 3 3

Pearce Close, Cambridge

Set in the prestigious Newnham area, just one mile from Cambridge city centre, this exceptional new home combines contemporary luxury with an enviable location. Arranged over three floors, the beautifully designed accommodation features a bespoke TOMAS kitchen, generous open-plan living spaces and four bedrooms, including a superb principal suite with dressing room and en-suite. A stunning hardwood roof terrace provides an exceptional outdoor retreat, complemented by a south-facing walled garden. With solar technology, air source heating, underfloor heating and bespoke finishes throughout, this is sophisticated modern living in the heart of Cambridge.

Per Calendar Month
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5 2 4

Cavendish Avenue, Cambridge

Available to rent on highly regarded Cavendish Avenue, this impressive five-bedroom family home offers generous and flexible accommodation in one of Cambridge's most desirable residential areas. Arranged over three floors, the property provides four reception spaces, a newly refurbished kitchen/breakfast room and five well-proportioned bedrooms, making it ideally suited to modern family life. A mature rear garden, off-street parking, detached garage and utility room add further practicality. With the city centre, Cambridge Railway Station, leading schools and Biomedical Campus all within easy reach, it makes an exceptional long-term rental home.

Per Calendar Month

£4,500

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Song *Bird*

Bidwells speaks with the biggest selling classical artist of this century, Katherine Jenkins OBE, as she heads out on a brand-new UK tour for 2026, to celebrate her incredible 25 Years in music. The 25-Year Anniversary Tour is the first tour for Katherine in five years and is set to feature all of her biggest hits.

Few artists have bridged the worlds of classical and popular music with the grace, warmth and artistry of Katherine Jenkins OBE. Known for her luminous mezzo-soprano voice and radiant stage presence, she has become a treasured figure in British musical life and one of the world's most successful classical crossover artists. Her journey from a small town in South Wales to international acclaim is a story of talent, dedication and a deep belief in the power of music to comfort and inspire.

When you look back at the very first time you stepped on stage 25 years ago, what part of that young woman do you still carry with you every time you perform now?

What I still carry with me is the excitement and the desire to give my best. People often assume that performers are endlessly confident but when I look in my eyes on the Premiere cover, I still see a kind of disbelief, a quiet "Is this really happening?" That sense of wonder hasn't left me. If anything, it's deepened. I realise that 25 years later, it might seem naïve to still feel that way but I'm genuinely still amazed that people show up, that my music moves them. I don't take that support for granted. Every performance still feels like a gift. So while I've grown and evolved, that young woman's excitement, her gratitude, her awe is very much with me every time I walk on stage.

Is there a moment in your career that felt like success at the time but only truly revealed its importance years later?

At the time, coming runner-up on Dancing with the Stars felt like a wonderful professional milestone. It was the American version of Strictly, and it opened doors I hadn't even imagined. One of those doors was an invitation from Andrea Bocelli to tour the United States with him. Back then, I saw both moments as purely exciting chapters in my career. But with time, their true significance revealed itself. It was at the New York concert at Brooklyn's Barclays Center that I met my now husband. So what I thought were career highlights became something far more personal. Those experiences didn't just shape my professional journey, they also quietly led me to the person I would share my life with.

You've sung for royalty, world leaders, and millions - but whose opinion still makes you nervous?

My mum's. She has always been wonderfully honest. If she thinks something could be better, she'll tell me. So in a way, her opinion still makes me the most nervous because I know it comes from a place of truth, not politeness. And if she says, "That was fantastic," then I can truly relax and be proud. That's when I know I've done well.



Your voice has been part of some of the UK's most emotional national moments. Which one stays with you the most?

It's very hard to choose because each moment carried a different kind of emotion. Singing at VE Day 75 to an empty Royal Albert Hall was incredibly powerful. That huge space felt so still and it really brought home how lonely the pandemic was for so many people. I felt like I was singing into silence, but also for everyone watching at home, separated yet connected through music. I remember the tears in my eyes at the end. Performing for Her Majesty at the Platinum Jubilee was emotional in a different way. We all knew she hadn't been in the best health, so marking such an extraordinary milestone of 70 years of service felt historic and deeply poignant. And singing at Dame Vera Lynn's memorial was very personal. She was a mentor to me over the years, so honouring her felt like saying goodbye to someone who had truly shaped my journey.

Has your relationship with your voice changed as you've grown - not technically, but emotionally?

When I was younger, my voice was pure passion. Nothing made me happier than singing - it was instinctive and joyful. As I've grown older, that relationship has deepened. I'm profoundly thankful for its endurance, for the way it has stayed with me, matured alongside me, and carried me through so many extraordinary musical moments. I understand now, in a way I perhaps couldn't before, that it's a gift rather than simply a skill. And gifts deserve care, protection, and genuine gratitude. Becoming a mother has shifted that perspective even further. I'm much more intentional about how and when I tour, because time is precious. That awareness has made me realise just how intrinsically connected I am to my voice. It isn't something separate that I switch on and off as it channels my emotions, my experiences, my joy, my heartbreaks and my growth. So emotionally, my voice feels less like something I use, and more like something I honour.

Was there a moment you knew you'd successfully brought classical music to people who never thought it was for them?

It always makes me smile when someone tells me, 'I only listen to you... and death metal.' The whole message of classical crossover is that classical music is for everyone. It was the pop music of its day and it only feels exclusive now because of how it's been presented. For me, it's always been about accessibility and introduction. If you're welcomed into it in the right way, it can belong to anyone. That's why I've taken it into places you wouldn't traditionally find it: pop venues, sporting events, even war zones. I wanted to meet people where they are.

How does it feel knowing you've represented Wales on some of the world's biggest stages?

I couldn't be prouder of being Welsh and that's not just because a DNA test once told me I'm 99.7% Welsh! Growing up in Wales gave me everything: my first stages, my first audiences, my first teachers and incredible community support. I genuinely wouldn't be where I am without that foundation, which is why I've always felt such a strong desire to fly the flag for my homeland. We may be a small nation, but we overachieve creatively. There's such heart and musicality in Wales and it's a privilege to carry that with me onto the world's biggest stages.

What was the first tour that made you think, 'This has become something really big'?

My very first tour had just four dates which felt intimate and slightly surreal that anyone had bought a ticket at all. Then, within six months, I was back out with Second Nature and suddenly there were twenty shows that sold out far more quickly than any of us expected. By the time we reached the Believe tour, with these enormous sets, a full cast, and the butterfly wings, I remember standing there thinking, 'How did this happen?' The scale of it all was extraordinary. But thankfully, it never felt like an overnight explosion. It built gradually, step by step which allowed me to keep some healthy perspective.

What have you unlearned in these 25 years that made you a better artist and maybe a happier one?

That's such an interesting question. When you train at music college, you're taught to think very specifically, to think like an opera singer. There's a structure to it, a discipline, and of course that foundation is invaluable. But over time, I realised that if I only stayed within that mindset, I might limit myself creatively. My husband teaches a course at New York University called 'The Artist'sMind,' which explores creativity across art forms. Art isn't meant to live in a box. Unlearning some of that rigid thinking and allowing myself to step outside the traditional expectations of what a classical singer 'should' do, made me braver. It gave me permission to take risks, to experiment, to cross genres, and to keep evolving. I like to think that after 25 years, that willingness to push myself has not only made me a better artist, but a happier one too.

When the lights go down on this anniversary tour, what do you hope audiences carry with them - long after the applause fades?

I think we're living in a moment where people are consciously turning back to music that feels comforting, and grounding. If my music can be part of that - a space where they can breathe, reflect, and feel uplifted, then I feel I've served my purpose. More than anything, I hope they continue to feel that I'm not just someone they watch on stage, but someone who belongs in their lives. Over 25 years, we've grown up together. They've brought my music into weddings, into moments of loss, into long car journeys and quiet Sunday afternoons. That's an extraordinary privilege.

When did you realise your platform could make a real difference beyond music?

That's a lovely question... I don't think there was a single moment when I realised it. It was instilled in me long before I had any kind of platform. I grew up watching my mum giving her time whether it was through church, the PTA, or local fundraising.



"I think we're living in a moment where people are consciously turning back to music that feels comforting, and grounding."





She taught us that if you're fortunate enough to have success, you have a responsibility to give something back. That sense of duty was never presented as optional, it was simply part of being a decent human being. So when my career grew, it felt natural to use whatever visibility I had to support causes close to my heart. Cancer charities, conservation efforts, and the military community are particularly meaningful to me. It's never felt separate from the music, it's just an extension of gratitude. If people are kind enough to support what I do, the least I can do is try to channel that into something that makes a difference.

What's the most meaningful standing ovation you've ever received and what made that moment different?

It's funny because even after all these years, I still find standing ovations slightly uncomfortable. I'm deeply grateful for them, of course, but

"When I was younger, my voice was pure passion. Nothing made me happier than singing - it was instinctive and joyful. As I've grown older, that relationship has deepened."

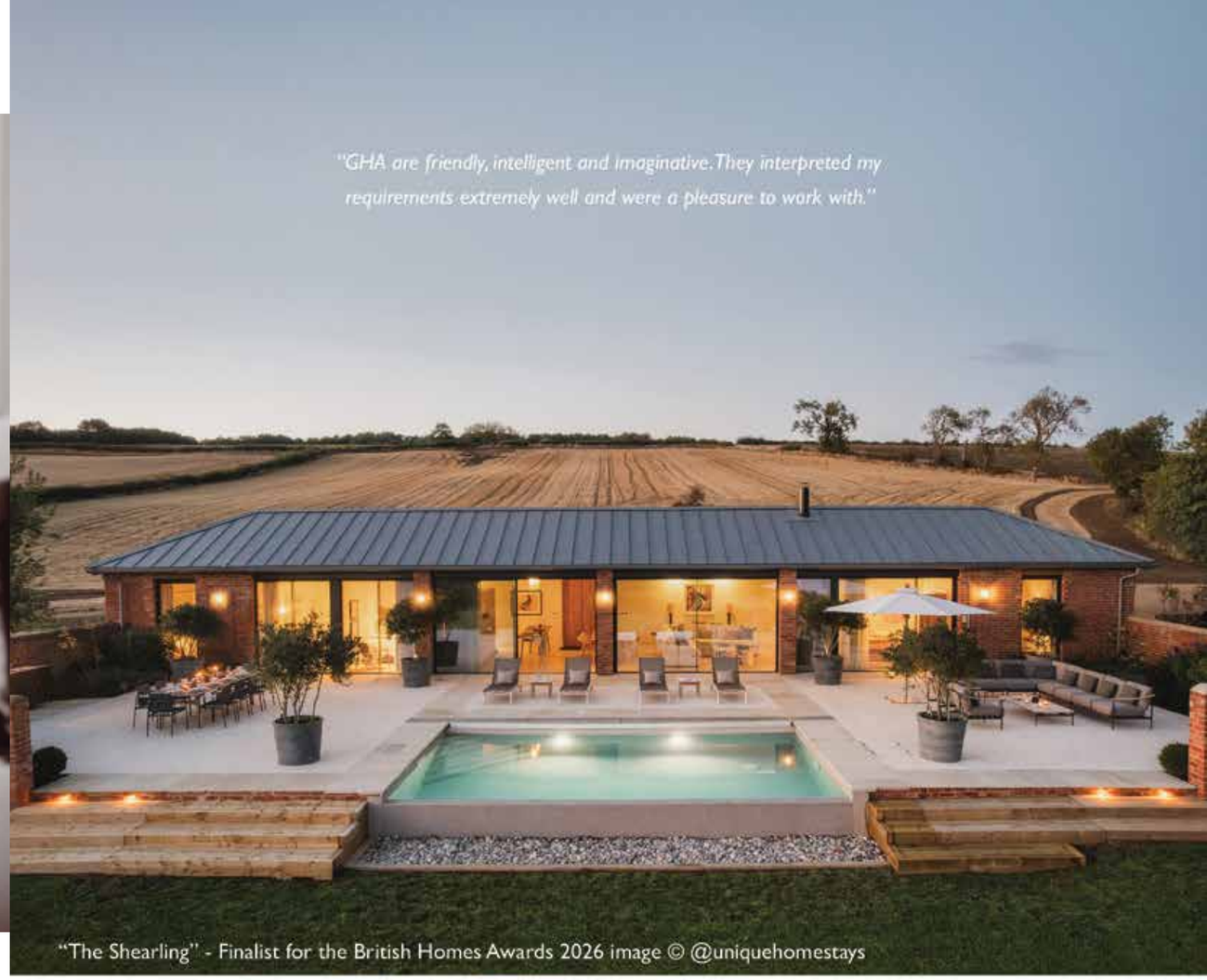
I've never been someone who feels entirely at ease soaking up applause. Maestro Anthony Inglis often has to whisper to me, 'Stay longer, let them clap!' One of the most unforgettable ovations was in Afghanistan. I travelled to Camp Bastion at the start of the war, where a stage had been set up in the mess hall for around a thousand servicemen and women in the middle of an incredibly tough tour. There were funny moments, there were deeply emotional moments but an extraordinary sense of togetherness in the room. When they stood at the end, I had tears in my eyes but not because of the applause, but because I felt I should have been the one standing for them. For what they do for all of us.

The Welsh superstar will hit the road throughout October 2026, opening at Manchester Bridgewater Hall and performing 18 shows across UK and Ireland, including the iconic Birmingham Symphony Hall, Wales Millennium Centre and London Palladium.

Last remaining tickets are on sale now, available via katherinejenkins.co.uk

Page 69 bottom image © Jordan McGibney. Page 70 image © Corbyn John. All other Images © David Venni.

"GHA are friendly, intelligent and imaginative. They interpreted my requirements extremely well and were a pleasure to work with."



"The Shearling" - Finalist for the British Homes Awards 2026 image © @uniquehomestays





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Let Agreed

A modern family home with space, comfort and countryside nearby

5 3 3

Boudicca Gardens, Great Chesterford

This beautifully presented five-bedroom detached home offers spacious and flexible accommodation in the well-connected village of Great Chesterford. Designed with modern family living in mind, the property features a generous open-plan kitchen, dining and family room, alongside a sitting room, playroom or study and three bathrooms, including two en-suites. Outside, a large rear garden, driveway and double garage provide excellent practical space. Surrounded by attractive countryside and close to local amenities, Saffron Walden and Audley End, this is an ideal long-term rental for family life.

Per Calendar Month
£3,000

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A charming Victorian family home close to Cambridge city centre

4 2 2

Alpha Road, Cambridge

Available to rent in the sought-after Castle and Victoria Road Conservation Area, this attractive four-bedroom Victorian home combines period character with comfortable modern living. The beautifully proportioned accommodation features high ceilings, sash windows, cornicing, wooden floors and fireplaces, alongside a well-equipped kitchen, versatile family room and generous sitting/dining room. Three further bedrooms complement a spacious principal suite with fitted wardrobes and en-suite shower room. Outside, a private south-west facing courtyard garden and off-street permit parking add convenience.

Per Calendar Month
£2,750

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Country *Life*

The Epitome of British Luxury.

Established in 2008, Holland Cooper has emerged as the quintessential British lifestyle brand that embodies a timeless style, honouring classic investment pieces above fleeting, unsustainable fashion trends. Renowned for its opulent and refined elegance, as well as its unwavering commitment to British heritage, Holland Cooper is a highly coveted luxury brand.

But who are Holland Cooper? The brains, beauty and businesswoman behind this luxury brand is Jade Holland Cooper. From the age of 21, Jade began carving out her own fashion brand modestly with only one seamstress and a calendar of agricultural shows and country fairs. What began as one rail of tweed skirts Badminton Horse Trials in 2008 grew exponentially as Holland Cooper became the go-to for the quintessential country glamour look. At the heart of what they do, British made quality is what sets Holland Cooper apart from the crowd. The brand champion's British manufacturing from the fabrics they choose to their tailoring, and it is because of this quality assurance that they have every right to exude the luxury they do.

Images ***Left, Two-time Olympic team gold medallist Laura Collett with Jade Holland Cooper Above, Jade Holland Cooper. ©Holland Cooper***





“I wanted to harness a style that lasts forever, the investment piece, this is not a trend it’s a way of life.”

- Jade Holland Cooper

The Holland Cooper brand is all about blending a distinctly British style with modern design, in particular the art of the tailored fit. Jade Holland Cooper believes there is a power in the art of dressing, and a beautifully cut jacket, blazer or coat is able to truly transform the way a woman feels while wearing it. Holland Cooper clothing is empowering women through providing strong, structured pieces that exude sophistication. Around this concept, the brand has expanded into country lifestyle clothing to create a HC ‘way of life’, a chic way to dress through every caveat of a country woman’s life.

Accentuation is the hallmark of Holland Cooper’s style. The silhouette is accentuated by beautiful cuts, tucks, and pleats, and the fabric is embellished with gold buttons and branding. Their use of vivid colours in their tartans, and tweeds literally stand out in the crowd. The long trench coat has become a symbol of Holland Cooper style, instantly recognizable at any country event or race meet among a sea of earthy-toned sporting jackets and flat caps. The gold hardware used is uniform across almost all pieces in the Holland Cooper collection. This culminates in a coherent outfit that draws the eye to the wearer wherever she goes.

Images ***Above left, Jade Holland Cooper. Above right, Dame Mary Berry with Jade Holland Cooper as part of the Holland Cooper “Icon” range. ©Holland Cooper***

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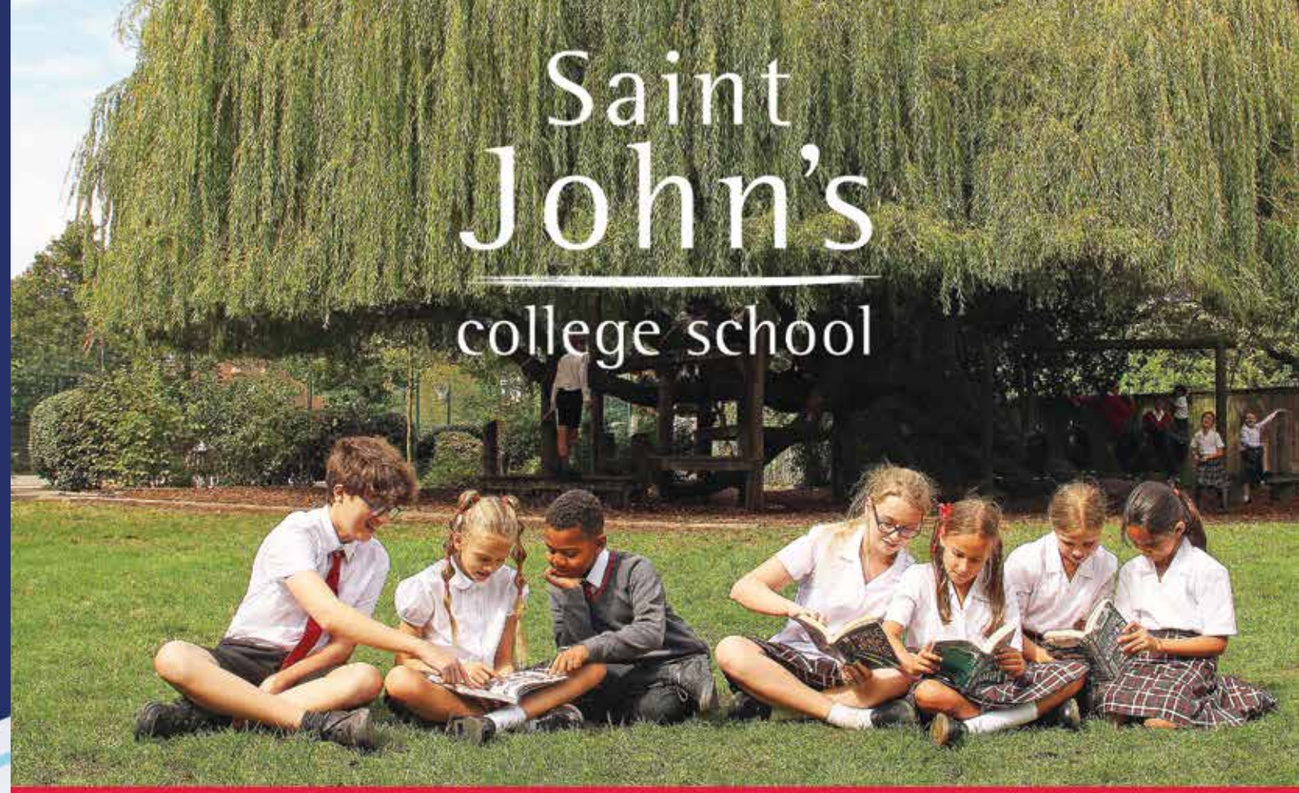
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Don't let insurance get in the way of purchasing your dream property, say the experts at Howden.

In our experience, buyers often leave insurance to the last minute when purchasing a new home because they assume arranging it will be straightforward. Many are also unaware that responsibility for the property typically passes at exchange of contracts, which is when insurance should be in place. There are also all sorts of things that can trip you up and leave you without the right level of cover that you need, when you need it.

COVER AT POINT OF EXCHANGE

There are many potential insurance complications that can derail what appears to be a straightforward purchase, from non-standard construction and a history of subsidence or flooding, to indemnity issues that can cause delays. And if you cannot secure appropriate cover, it could adversely affect your purchase. By speaking to a specialist insurance broker like Howden as early as possible in the buying process, you can make sure that insurance is not a barrier to purchase and that you're all set to go on the date of exchange.

CONTENTS INSURANCE

One area that is easy to overlook is contents insurance during the moving process. Most policies provide some level of cover, but there may be limits, such as restrictions on the total value of items covered or on the types of items included. For example, jewellery may be excluded. There may also be a time limit or complete exclusion for contents being kept in storage. Alternatively, if you're using a removals company you may be tempted to rely on their cover. However, check the small print as it may be limited, and should you wish to top up, it could prove expensive.

> "Make sure that insurance is not a barrier to purchase and that you're all set to go on the date of exchange"



In the excitement of moving to a new home, it's easy to overlook the need to have adequate insurance in place at the time that contracts are exchanged



Be aware that there could be limits on what level of insurance is provided for your personal possessions during the move

Check the fine print – never assume that your removals firm will have sufficient insurance cover

PLANNED BUILDING WORKS

If you're planning to renovate, convert or extend your new property, remember to let your insurance company know. Many insurance policies contain conditions relating to building works, and breaching these conditions could leave you without cover. Larger-scale works, particularly if you're not living at the property, may require a specialist renovation policy. Building works insurance can be complex, with a myriad of terms, conditions and exclusions to navigate. That's why you should speak to a specialist broker like Howden. We'll translate policy wordings, explain any detail you might be unsure of and, most importantly, make sure that you have the right level of cover in place. Remember that once you've finished the works, you'll need to review your sums insured. Failure to increase them upon completion of the building work could result in your home being significantly underinsured.



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Advice is at the heart of everything we do. We provide clear, practical and independent guidance on what our clients should insure and how, helping them feel confident should they ever need to make a claim. We'll help you understand any limits, conditions and exclusions that may apply to your cover. And, should a claim arise, we'll provide clear communication and support throughout the process.

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Let Agreed

Luxury city living with panoramic views and exceptional connectivity

2 2 1

Station Square, Cambridge

Beautifully presented two-bedroom apartment offers stylish, low-maintenance living in an exceptionally convenient Cambridge location. Occupying the fifth floor, the apartment enjoys panoramic city views and contemporary interiors, centred around a generous open-plan living space with a well-equipped modern kitchen. Two comfortable bedrooms include a principal suite with fitted wardrobes and en-suite bathroom, while an allocated parking space adds further convenience. Ideally positioned within walking distance of Cambridge railway station and the city centre, with excellent access to Addenbrooke's Hospital and the Biomedical Campus, this is an outstanding rental opportunity.

Per Calendar Month
£2,700

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Photography: David Valinsky

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Let Agreed

A stylish three-bedroom duplex with exceptional city views

3 2 1

Meade House, 2 Mill Park

Perfectly positioned in the heart of Cambridge's vibrant CB1, this impressive three-bedroom duplex offers contemporary city living just moments from the mainline railway station. Set within the sought-after Meade House, the apartment features a generous open-plan kitchen, living and dining space opening onto a superb private terrace running the full length of the property. Three bedrooms include a principal suite with en-suite, while allocated parking adds convenience. With Cambridge city centre, Mill Road, green spaces, leisure facilities and excellent rail connections all close by, this is an outstanding rental home.

Per Calendar Month
£2,700

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5 1 3

Pepys House, Huntingdon

Pepys House offers a rare opportunity to live within a Grade I listed property associated with renowned 17th-century diarist Samuel Pepys, in the historic village of Brampton. Dating from the period, the beautifully presented three-bedroom home combines exceptional character with generous living space, including a large drawing room, three reception areas, equipped kitchen and three double bedrooms. Set within attractive private gardens with a single garage, the property enjoys a semi-rural setting close to the River Great Ouse, while Huntingdon, the A14 and railway station provide excellent connections to Cambridge and London.

Per Calendar Month
£2,000

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*Provisional Dates. Subject to Change.

The places to know in *Cambridgeshire*

Cambridgeshire offers an unusually broad choice of places to live, from historic city neighbourhoods and sought-after villages to ambitious new communities and well-connected commuter towns. There are plenty of areas that combine character, connectivity and quality of life. Whether you are looking for a period home close to the city, a family house surrounded by countryside or a new-build home with excellent transport links.





Granchester ▲

Just southwest of Cambridge, Grantchester offers one of the city's most desirable combinations of village life and countryside. Set beside the River Cam and surrounded by the celebrated Grantchester Meadows, the village is known for its attractive period homes, peaceful lanes and strong sense of community. The famous Orchard Tea Garden, village pubs and independent amenities add to its timeless appeal, while the meadows provide an exceptional setting for walking, cycling and enjoying the outdoors. Despite its rural character, Cambridge city centre is remarkably accessible, with the popular Grantchester Grind providing a direct walking and cycling route into the city. For buyers seeking a prestigious village setting without sacrificing proximity to Cambridge, Grantchester remains a compelling choice.

"Set beside the River Cam and surrounded by the celebrated Grantchester Meadows, the village is known for its attractive period homes, peaceful lanes and strong sense of community."

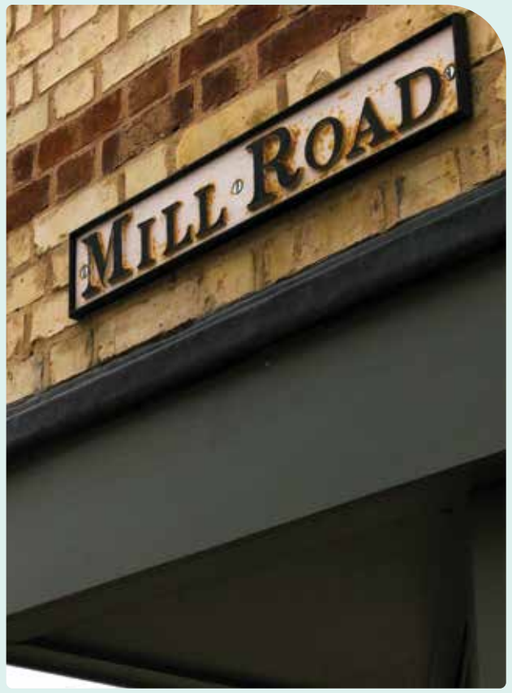
Waterbeach

Waterbeach is emerging as one of Cambridgeshire's most significant new communities, combining the character of an established village with an ambitious programme of new development. Just five miles north of Cambridge and close to the Science Park, it offers a proposition for families, commuters and buyers seeking modern homes with access to green space. The developing community includes a 23-acre lake, parks, sports facilities, schools, shops and cafés, alongside extensive walking and cycling routes. Its connectivity

"The developing community includes a 23-acre lake, parks, sports facilities, schools, shops and cafés, alongside extensive walking and cycling routes."

is set to strengthen further, with a new railway station planned as part of the wider 11,000-home Waterbeach New Town, alongside improved bus and cycling connections to Cambridge. For those looking for a forward-looking community with strong employment and transport links, Waterbeach is an area to watch.

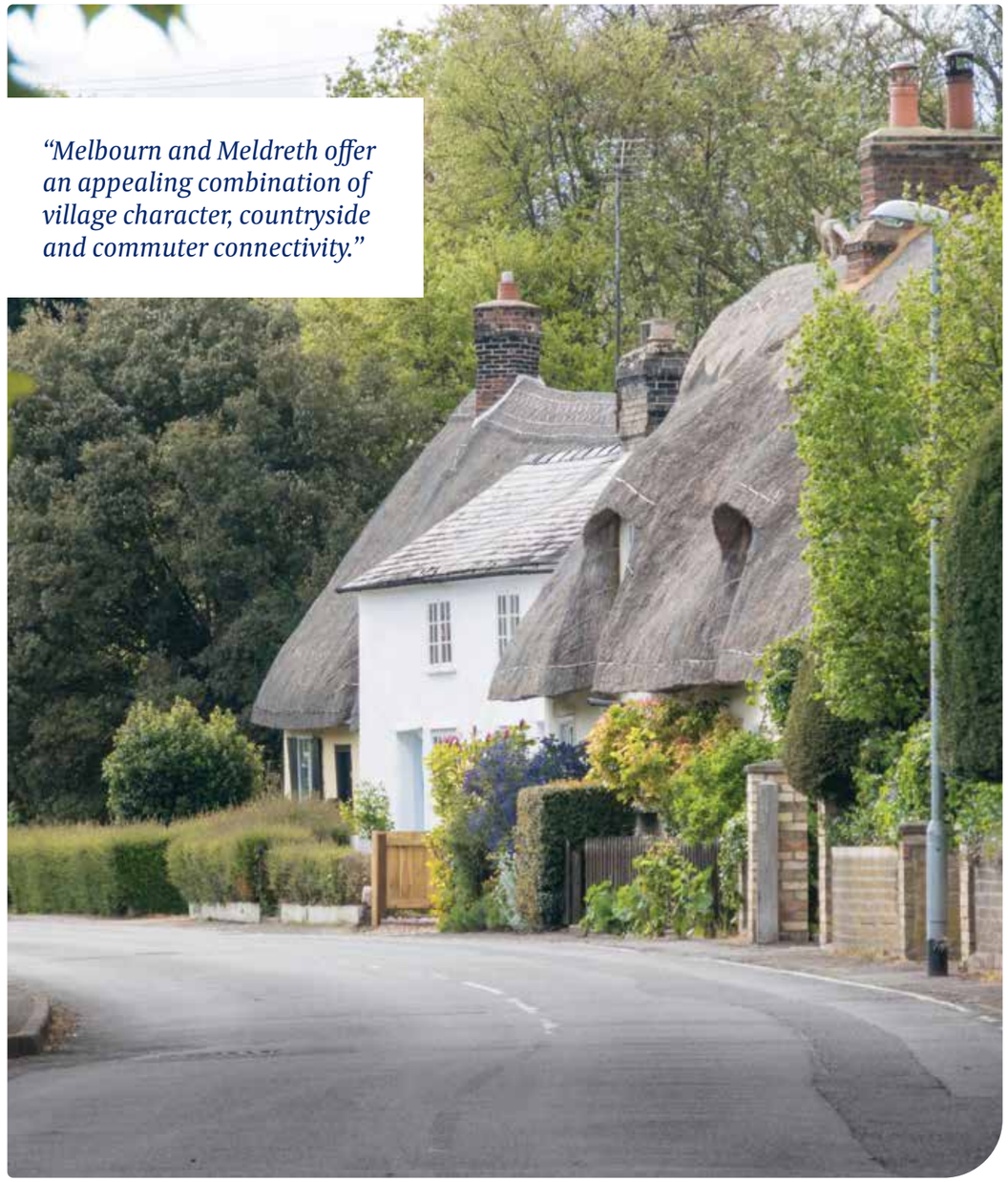




Petersfield and Romsey

Petersfield and Romsey sit on either side of Mill Road and offer a distinctly different side of Cambridge living. Characterised by Victorian and Edwardian terraces, independent shops, cafés, restaurants and a strong community atmosphere, the two neighbourhoods are popular with professionals, families and those wanting to be close to the heart of the city. Petersfield sits closer to the city centre and Parker's Piece, while Romsey is particularly known for its lively independent scene and residential streets. Cambridge railway station is within easy reach, making both areas attractive to commuters, while the city centre is readily accessible on foot or by bicycle. Their combination of period architecture, urban convenience and genuine neighbourhood character makes these sought-after residential locations.

"Petersfield sits closer to the city centre and Parker's Piece, while Romsey is particularly known for its lively independent scene and residential streets."



"Melbourn and Meldreth offer an appealing combination of village character, countryside and commuter connectivity."

Melbourn and Meldreth

For those prepared to travel a little further from Cambridge, Melbourn and Meldreth offer an appealing combination of village character, countryside and commuter connectivity. Located south of the city near Royston, the neighbouring villages provide a more relaxed pace of life, with attractive period properties, local amenities, schools and open countryside close at hand. Meldreth railway station is particularly important to the area's appeal, providing regular services towards Cambridge and London, with journey times of around 19 minutes to Cambridge and around 50 minutes to London King's Cross at peak times. The villages therefore suit buyers looking for more space and a strong community atmosphere without giving up access to major employment centres. For Cambridge and London commuters seeking a rural setting, Melbourn and Meldreth offer an attractive alternatives.



Girton

Located around three miles northwest of Cambridge, Girton offers the advantages of village living while remaining exceptionally close to the city. The village has a strong community identity, local shops and amenities, green spaces and a mix of traditional and more modern housing, making it particularly appealing to families. Its proximity to Girton College and the wider University of Cambridge adds to the area's sense of place, while access to Huntingdon Road and the A14 provides convenient connections for commuters travelling further afield. Girton also benefits from its position close to Eddington and the northwestern edge of Cambridge, placing employment, education and recreational opportunities within easy reach. For buyers looking for more space and a village environment without moving far from Cambridge, Girton offers an attractive balance.

Image to the left: Girton College, via Wikimedia Commons

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

The Kite, Cambridge

The Kite is one of Cambridge's historic central neighbourhoods, named for the distinctive kite-shaped area formed by its historic boundaries. Sitting between the city centre, Parker's Piece, Christ's Pieces and the eastern side of Cambridge, it offers an unusually central location with a strong sense of history and character. Key streets include Burleigh Street, Fitzroy Street and City Road, each contributing to the area's lively mix of independent shops, cafés, restaurants and residential streets. The neighbourhood is characterised by attractive period properties, historic brickwork, sash windows and mature trees, with parts retaining conservation-area status. With the city centre, green spaces, university buildings and Cambridge's cultural attractions all within easy walking distance, The Kite offers a distinctive blend of character and convenience.



"The neighbourhood is characterised by attractive period properties, historic brickwork, sash windows and mature trees, with parts retaining conservation-area status."



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