

CODRINGTON COURT

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M4 (Junction 18) 3 miles • Bristol City Centre 11 miles
Bath City Centre 12 miles (London Paddington from 90 minutes) • Tetbury 16 miles • Bristol Airport 19 miles
(All times and distances are approximate)

Codrington Court is a superbly presented historic Grade II listed former Medieval Hall House, set in mature gardens and grounds with traditional outbuildings and excellent communication links*

Ground Floor:

Entrance hall • Drawing room • Study / sitting room • Former chapel
Great Hall • Gallery • Kitchen / breakfast room • WC

First Floor:

Master bedroom with bathroom • Guest bedroom
4 further bedrooms • 2 family bathrooms

Garden wing • Stone barn • 2 stone dovecotes • Dutch barn

Established landscaped gardens and grounds

In all about 4.3 acres (1.74 hectares)

Knight Frank LLP
Regent House, 27a Regent Street
Clifton Bristol BS8 4HR
+44 117 317 1999
james.toogood@knightfrank.com



Knight Frank LLP
55 Baker Street
London W1U 8AN
+44 20 7861 1528
james.mckillop@knightfrank.com

knightfrank.co.uk

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

Situation and Amenities

Codrington Court occupies a secluded position adjoining open farmland, situated in mature landscaped gardens and grounds. Codrington is a small hamlet lying in attractive open countryside to the northeast of Bristol in South Gloucestershire. Codrington has one pub, the Wishing Well, which was formerly the Codrington Arms that was linked to the Codrington Family who used to be based at Codrington Court before moving to nearby Dodington Park.



The Cotswold market town of Chipping Sodbury lies 3 miles to the north, providing a full range of shops and amenities. The commercial centre of Bristol and the beautiful Georgian City of Bath are both under 12 miles away. Bath is a cultural hub in the region with its world-famous Roman baths and provides first class schools, shopping, educational and leisure facilities.



Communications in the area are superb with access to the M4 (Junction 18) about 3 miles, giving access to the national motorway network and excellent rail facilities are provided for at Bristol Parkway or Bath (London Paddington is about 90 minutes hence). Bristol Airport is 19 miles south and Heathrow Airport is 95 miles east.



Sporting and leisure facilities include racing at Bath and Chepstow; hunting with the Beaufort; golf at Bristol, Bath and notably The Player's Club at Codrington itself. Lovely walking and riding is provided for along a network of footpaths and bridleways throughout the local countryside.



Schooling in the area is superb with Clifton College, Clifton High School, Bristol Grammar School, Badminton and Queen Elizabeth Hospital school in Bristol; and Prior Park, Stonar, Monkton Combe, Kind Edwards, the Royal High School for Girls, Westonbirt and Kingswood all within easy reach.





Historical Note

People have lived in the vicinity of Codrington Court since the earliest of times. In pre-Roman days, the track north passed through Codrington, Chipping Sodbury and Wotton under Edge. Codrington Court, the Manor of Wapley and Codrington, was given to the Church by Roger de Berkeley. Two deeds in Malmesbury Abbey show that these charters were dated considerably prior to the end of Henry II's reign. Prior to 1280 The Lord of the Manor was The Abbot of Stanley in Wiltshire. He wished to build an Oratory at Codrington Court. He obtained a license from the Augustinian Abbey in Bristol which had held the Advowson of the local benefice since 1184 on condition that the Chapel was used only by the Messuage. The Chapel was added to the North Eastern wing of Codrington Court in 1280. In about 1427, the Abbot sold the property to John de Codrington who was Standard Bearer to Henry V at Agincourt, his son Humphrey Codrington was Escheator to Edward IV. It remained the Codrington family home until 1790 when they moved to nearby Dodington House.

Codrington Court remained in the Codrington family until around 1960. The house must have been altered from time to time, but the three ground divisions dear to Anglo-Saxon times remain; The Hall, the dwelling parts, and the chambers. The Chapel probably is much as it was built. The current owners bought the property in 2000 and have strived to retain the historical feel of Codrington Court whilst sensitively bringing the house up to modern day standards.



Codrington Court

Codrington Court is of particular historic interest and is Grade II* listed. The attractive former Medieval Hall House is laid out in the classic "U-plan" and is of stone construction under a tiled roof. The house has a plethora of period features typical of a house with this historical provenance including timber panelling, exposed timber ceilings, carved stone archways, Inglenook fireplaces, flagstone flooring, stone mullion windows and moulded ceilings.

The house provides an extremely comfortable family home, with a particularly magnificent reception room, the Great Hall, along with a fine master bedroom chamber and a fascinating former chapel. Please see the floor plans for further information.



Approximate Gross Internal Floor Area

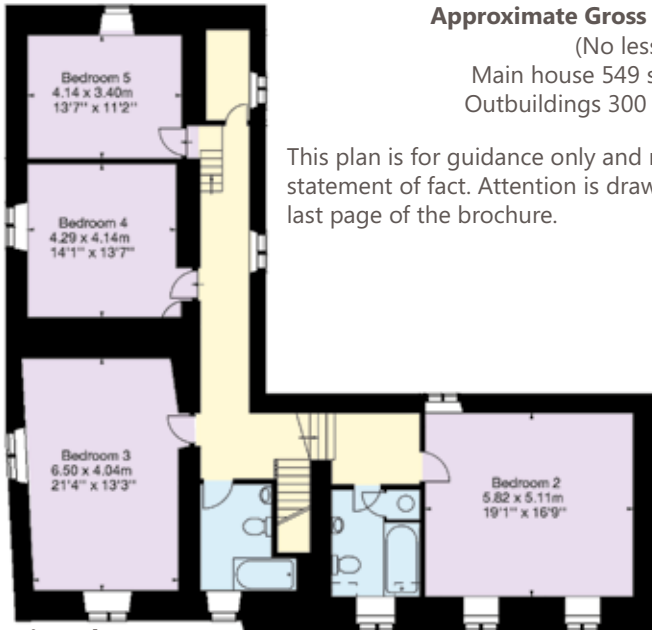
(No less than)

Main house 549 sq m (5914 sq ft)

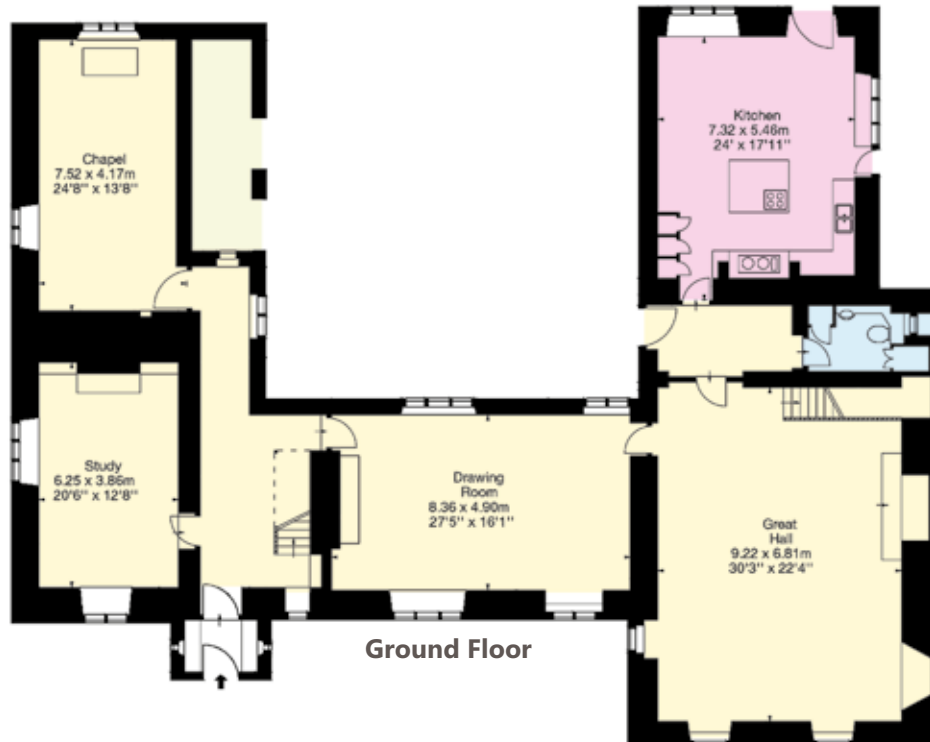
Outbuildings 300 sq m (3227 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation



First Floor



Ground Floor



First Floor

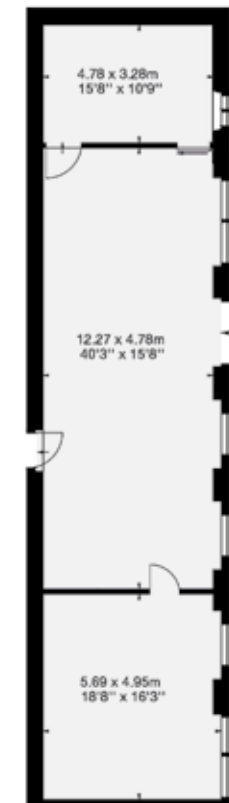


Mezzanine

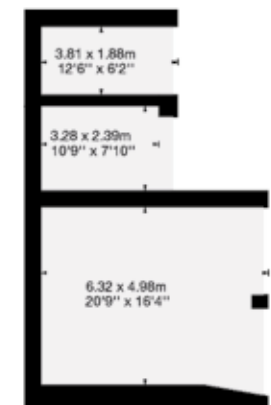


'Garden Wing'

Stone Barn



Dutch Barn



Dovecotes

Outbuildings not shown in actual location/orientation

Outbuildings

The Stone Barn (75' x 16') is of stone elevations under a pantiled roof and is arranged as three rooms with ancillary use to the main house. The old cart shed and former dovecotes form an open fronted stone building with covered parking for two cars and adjoining stores. The Garden Wing adjoins the house providing ancilliary use and laundry facilities. The Dutch Barn (44' x 23') provides excellent secure storage for garden machinery and large vehicles.

Gardens & Grounds

The property is approached from the village along a drive through open fields, through a set of decorative wrought iron gates into the grounds. The drive splits with one part leading to the garaging and outbuildings whilst the main gravelled drive sweeps through mature grounds to a large turning circle to the west of the house. There is a pretty south facing terrace outside the kitchen and a stone flagged courtyard between the chapel and kitchen with a recessed alcove, wonderfully placed to catch the evening sun. The courtyard has raised rose beds and is partly clad in Wisteria. The gardens and grounds are a real feature of Codrington Court with large level lawns suitable for marquees and croquet, enclosed by neatly clipped shrubs, hedges, dry stone walls and mature trees.



General Remarks and Stipulations

Method of Sale

Codrington Court is offered for sale freehold with vacant possession by private treaty.

Services

Mains water and electricity. Private drainage.

Council Tax

Band: G

Easements, Wayleaves and Rights of Way

There are no public rights of way across the property.

Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others such as fitted carpets, curtains, white goods, light fittings and garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authority

South Gloucestershire Council: +44 (0) 1454 868004

Postcode

BS37 6RY

Viewings

Viewings are strictly by prior appointment with the sole agents Knight Frank.

Directions

From the M4 (Junction 18) proceed north on the A46 towards Gloucester. After about 0.2 mile, turn left onto the B4465 towards Codrington and Chipping Sodbury. Follow this road for about 2.2 miles and the driveway to Codrington Court will be on your left hand side, opposite The Wishing Well. Proceed through the metal gates along the track and on reaching the main gates, bear right on the division of the driveway and continue through the grounds to the front of the house and a large gravelled sweep.



