

ROSSLEY MANOR

GLOUCESTERSHIRE



ROSSLEY MANOR

LOWER DOWDESWELL, NR. CHELTENHAM, GLOUCESTERSHIRE

Cheltenham 4 miles | Cirencester 14 miles | Oxford 38 miles | Bristol 47 miles | Birmingham 54 miles | Central London 92 miles
(Distances are approximate)

*‘A unique Cotswold Stone Manor House with
good access to Cheltenham’*

Manor House with 9 bedrooms | 5 bathrooms | 7 reception rooms | Cinema room | Indoor swimming pool

Courtyard with 6 loose boxes

3 Bedroom Cottage

Garage block and car port for up to 8 cars | Wine cellar | Storage space with potential for conversion to a 2 bedroom flat

Outbuildings | Outdoor swimming pool | Tennis court | Squash court | Shoot

Garden | Pasture land | Woodland

The Estate extends to approximately 140 acres of which 100 acres is grassland



Viewing by appointment only.

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.

ROSSLEY MANOR

'Ideally located with far reaching views across the Dowdeswell Valley to the rolling Malvern Hills beyond'



SITUATION

Rossley Manor is ideally located just outside the Regency spa town of Cheltenham, with far reaching views across the Dowdeswell Valley to the rolling Malvern Hills beyond. Positioned adjacent to Lower Dowdeswell village, mentioned in the Domesday Book of 1086. The Manor is set in the heart of the Cotswolds, located within the triangle between Cheltenham, Stow-on-the-Wold and Cirencester.

Recreational facilities are extensive with theatres in Cheltenham, Stratford and

Tewkesbury; The Cotswold Team Chase, Cotswold Hunt, kennels and point to point course just over a mile away; National Hunt Racing at Cheltenham; Polo at Longdole Polo Club, Cirencester Park and Edgeworth; Sailing and water sports at the Cotswold Water Park. There are plenty of fine walks and riding opportunities in the area.

Open to local residents and guests alike, nearby Ellenborough Park is a renowned luxury hotel and spa. Local gastro pubs include The Wheatsheaf at Northleach and The Frogmill

at Andoversford. Cheltenham enjoys a varied selection of eateries and wine bars.

There are a number of good local schools including Cheltenham College and Cheltenham Ladies' College, Rendcomb College, Dean Close, Westonbirt School, Hatherop Castle, Kitebrook and all those in Oxford are within easy reach.

Communications are very good in the area with the A40 and M40 providing east/west access to London, Cheltenham and the M5.

The nearby Fosse Way gives excellent north/south access to Birmingham and the M4. Heathrow airport is approximately 82 miles away. Cheltenham Spa station (5 miles) offers direct, First Great Western services to London Paddington (2 hours 15 minutes) or from Kingham station (15 miles away) a fast route to London Paddington takes approximately 1 hour 30 minutes.



ROSSLEY MANOR

Constructed of Cotswold stone and finished to a high standard, Rossley Manor is set in an elevated position with far reaching views beyond the garden towards the paddocks and surrounding countryside.

The grand approach to Rossley Manor sets the scene for an immaculate house with beautifully maintained gardens, newly fenced paddocks and impressive woodland. The private driveway leads to the front of the house or forks off to

the cottage, carport and courtyard where there are 6 loose boxes.

The current owners purchased the Estate in 1993 and it has been enjoyed as a family Estate ever since. The Grade II listed Manor House, which dates back to the mid 16th century, used to be a country club and the current owners are only the second owners since it was built and undertook a major refurbishment 15 years ago. Rossley Manor now offers a

good mix of both formal reception rooms and comfortable family living. At the heart of the house is a large family kitchen which leads into the breakfast room and dual access onto the terrace. The ground floor also benefits from formal reception rooms, a dining room, study, library and television room. The well designed utility and boot room offers a hugely practical area providing a large amount of storage and access to the courtyard. To the rear of

the house which forms part of the courtyard, there is a newly converted garage/gym, indoor swimming pool and changing room facilities. This leads up to an impressive cinema room overlooking the swimming pool, and an ensuite bedroom. The upstairs flows with the downstairs with 4 different sets of staircases throughout the house. On the first floor, there are 8 bedrooms, 2 dressing rooms and a playroom which could also be used as the 9th bedroom.













FLOOR PLANS

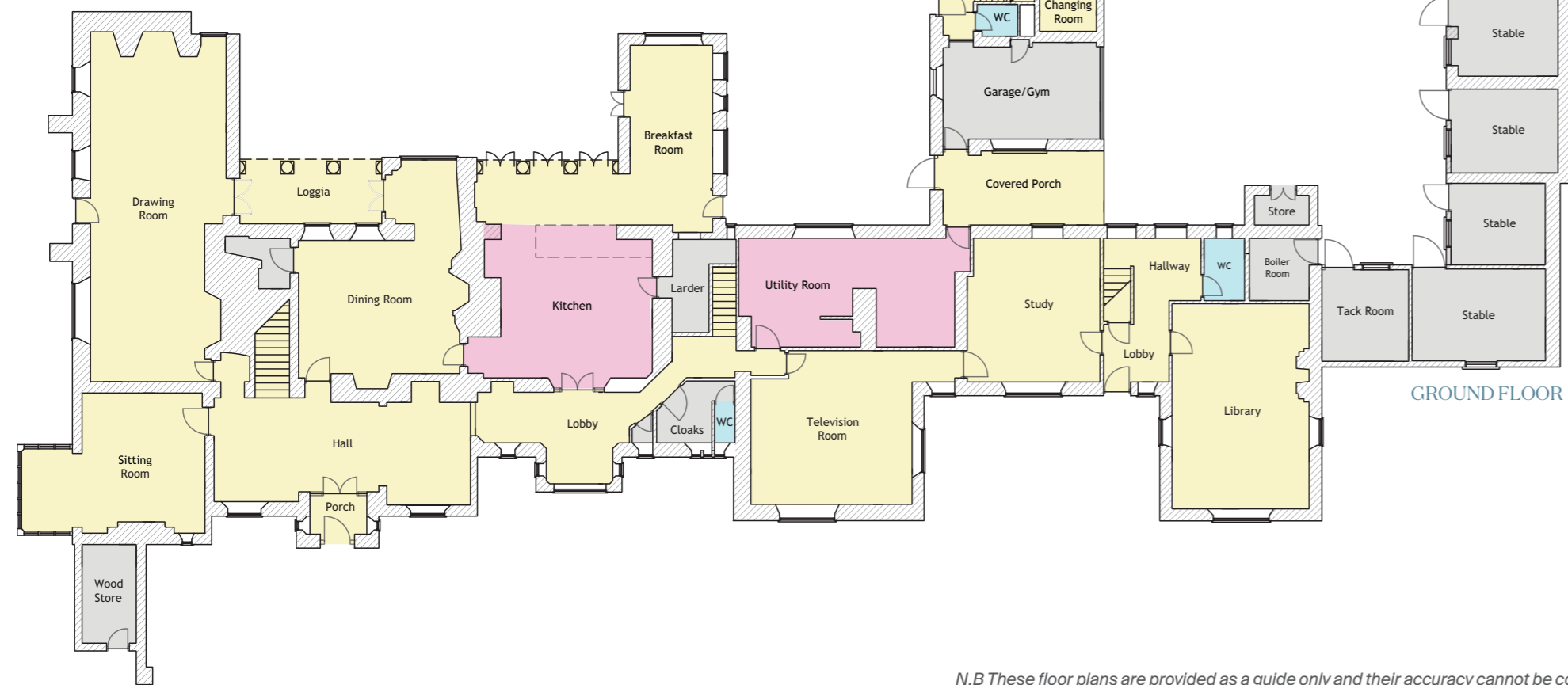
Approximate Gross Internal Floor Area:

Rossley Manor - 1,132.7 sq m / 12,192 sq ft

For identification only, not to scale.

To be used as a guide, accuracy cannot be confirmed.

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



GROUND FLOOR



FIRST FLOOR

N.B These floor plans are provided as a guide only and their accuracy cannot be confirmed

GARDEN AND GROUNDS

The grounds around Rossley Manor offer a wonderful setting for family living and entertaining with a large terrace at the back of the house providing a nice flow of indoor/

outdoor living. The gardens are all laid to lawn and there is a tennis court, beautiful vegetable garden with impressive greenhouse. Set

behind the house down some steps is a water feature with formal gardens surrounding and a peaceful seating area. The outdoor swimming

pool offers a great setting for entertaining with a pool house featuring a fitted barbeque and fridge.





OUTBUILDINGS

There is a 3 bedroom cottage which is currently occupied by staff. This forms part of the courtyard and offers privacy on the far side, away from the main house, with views over the land.

There is also a large new garage, set into the hill, which offers space for up to 8 cars. Beneath this, there is additional space which is currently used as storage and further entertaining space but has the potential to be

converted to further accommodation, subject to planning permission.

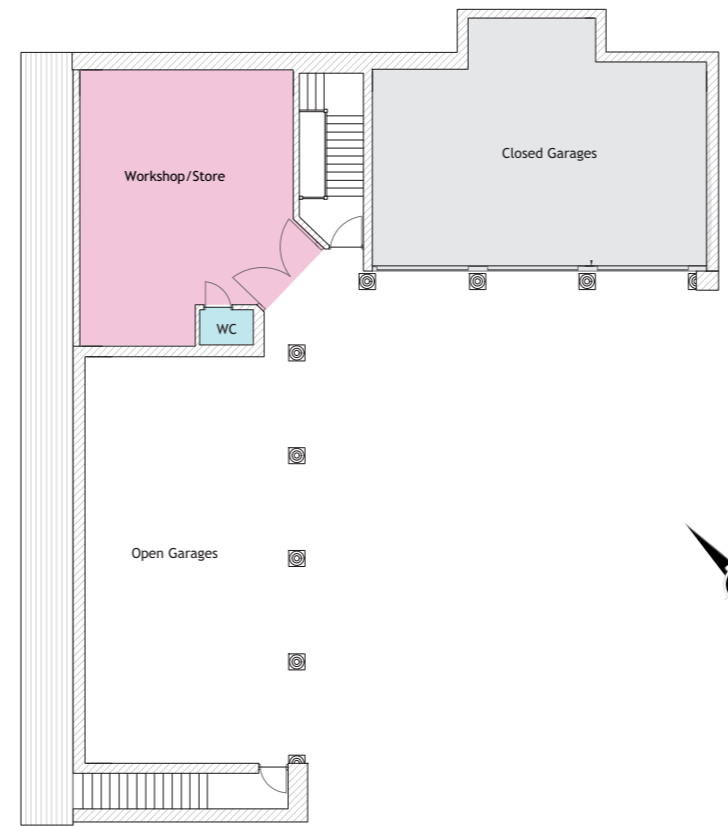
There is also a large and impressive wine cellar with an island bar for wine tasting. Set

away from the house near the tennis court is a squash court with changing room facilities and a balcony.

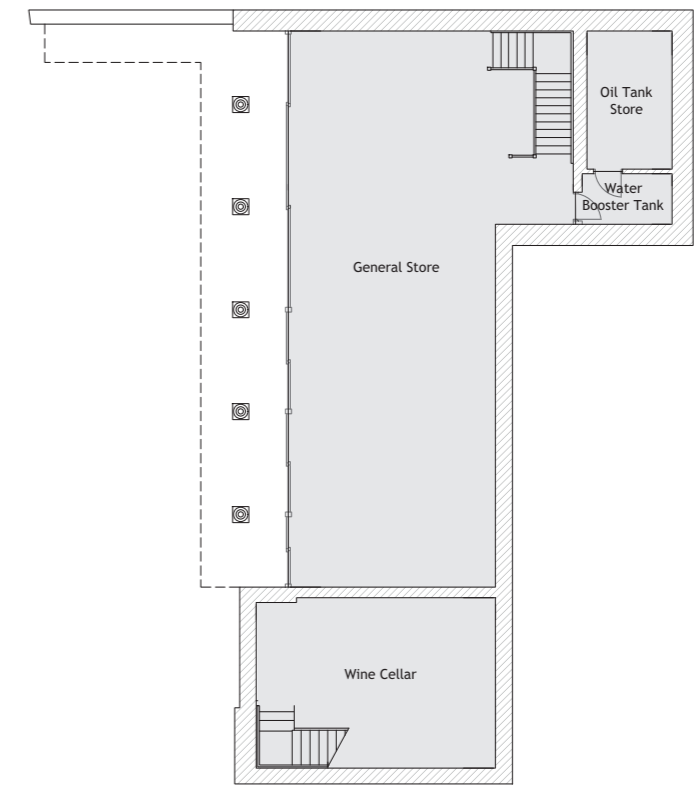




FLOOR PLANS



GROUND FLOOR

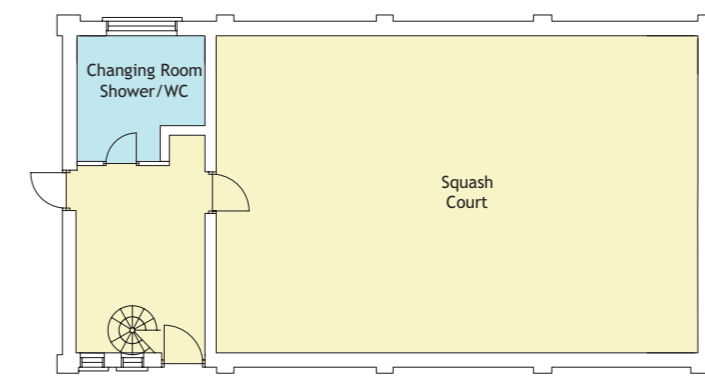


LOWER GROUND FLOOR

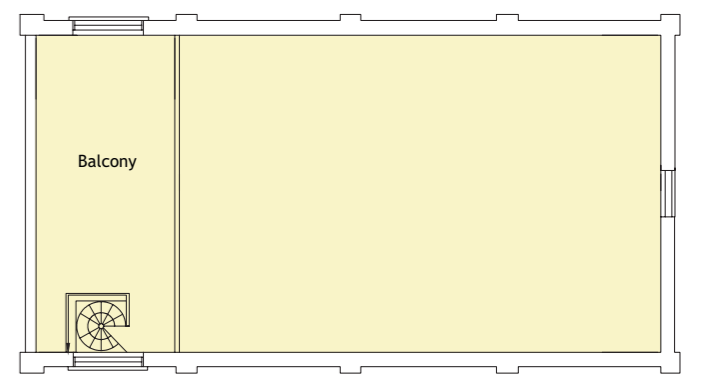
Approximate Gross Internal Floor Area:
Garages - 368.3 sq m / 3,965 sq ft
For identification only, not to scale.
To be used as a guide, accuracy cannot be confirmed.

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate Gross Internal Floor Area:
Squash Court - 368.3 sq m / 3,965 sq ft
For identification only, not to scale.
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GROUND FLOOR



FIRST FLOOR

LAND AND WOODLAND

The Estate extends to approximately 140 acres of which 100 acres is grassland. The paddocks are all fenced with post and rail. The woodland

has been beautifully maintained and offers a mix of mature woodland. There is also a stream that runs along the bottom of the garden and

woodland. The current owners run a successful shoot on the Estate. The grassland is let on a grazing licence to a neighbouring farmer.





BOUNDARY PLAN



<p>Mapping Department Knight Frank LLP Ramsbury House, 22 High Street Hungerford, Berkshire, RG17 0NF (t) 01488 688505 (e) mapping@knightfrank.com</p>		<p>Land Use:</p> <ul style="list-style-type: none"> Orchard Arable Stone Circle Woodland Hedge Spring/Stream Water Road/Traffic 	<p>Other:</p> <ul style="list-style-type: none"> Residential Non-Residential Building/Structure (Agricultural) Warehouse Road/Traffic 	<p>Knight Frank</p> <p>Date: 19-11-20 CW 1:4500 @ A3 File: Rossley Manor</p> <p>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. © Crown copyright and database rights 2020. Licence No. 100021772</p>
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GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale freehold as a whole with vacant possession by private treaty.

BASIC PAYMENT SCHEME

The Vendor's will use their reasonable endeavours to transfer the Basic Payment entitlements to the purchaser. The vendor will retain the current year's payments.

SPORTING, TIMBER AND MINERAL RIGHTS

The Sporting, Timber and Mineral Rights are included in the freehold sale.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. There is one footpath that crosses the land near the western boundary.

FIXTURES AND FITTINGS

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including garden statuary, garden machinery and agricultural machinery. Fitted carpets, curtains, light fittings and swimming pool equipment are included in the sale.

SERVICES

Mains water, private drainage and oil fired central heating.

PLANS, AREAS AND SCHEDULES

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

VAT

Any guide price quoted or discussed are exclusive of VAT and in the event that the sale of the property, or part of it, or any rights attached to it becomes chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

POSTCODE

GL54 4HG

VIEWINGS

All viewings are strictly by appointment with the vendor's joint agents.

IMPORTANT NOTICE

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