



MANOR FARM

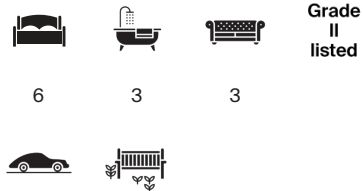
GL51 3FE





# BEAUTIFULLY RESTORED, GRADE II LISTED FORMER FARMHOUSE

Manor Farm is a beautifully restored Grade II listed Georgian villa, built circa 1769. Once the village farmhouse, it retains its classic symmetry and charm, now enhanced by a contemporary redesign that brings modern luxury to its historic elegance.



Local Authority: Cheltenham Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,000,000





## LIVING

Spread over three floors, the house is accessed via a welcoming reception hall that leads to the principal reception rooms. The home's symmetrical Georgian design is enhanced by high ceilings—some beamed—and large sash windows that flood the space with light. The elegant drawing room, with dual front-facing views and a log burner, offers a warm and inviting atmosphere, mirrored by the dining room, which shares similar proportions and charm.

At the rear, the spacious kitchen is the heart of the home, with direct garden access through an original farm door. It features bespoke handmade units beneath Silestone worktops, a Belfast sink, and an AGA housed within an Inglenook fireplace. An open-plan dining area with Crittall-style doors leads out to the garden, while a cloakroom and bespoke utility room complete the ground floor.

















## BEDROOMS & BATHROOMS

The first floor offers three generously sized bedrooms, each with period details such as fireplaces and window seats. The principal suite includes fitted wardrobes and a luxurious en suite shower room, while a stylish family bathroom serves the remaining two bedrooms.

On the second floor, three further double bedrooms and an additional shower room provide ample space for family or guests.











## OUTSIDE

Manor Farm enjoys a beautifully landscaped garden that wraps around the front and side of the property, offering a mix of lawn, patio areas, and mature planting. A private garden off the kitchen and living area features a charming patio bordered by established plants and small trees ideal for outdoor dining and relaxation. A spacious parking area is accessed via a five-bar gate.











## LOCATION

Situated in the heart of Up Hatherley, Manor Farm enjoys a prime location just minutes from the sought-after Leckhampton and a short drive from Cheltenham. The setting strikes a perfect balance between semi-rural tranquillity and town convenience, with excellent walking and riding routes nearby.

Cheltenham's vibrant centre only 4 miles away offers top-tier shopping, dining, and cultural attractions, including renowned festivals and prestigious schools such as The Cheltenham Ladies' College, Cheltenham College, and Dean Close. The property is well connected, with access to the M5 and A417, and regular train services to London and major cities from Cheltenham Spa station.







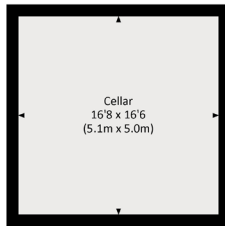


## MANOR END, GL51

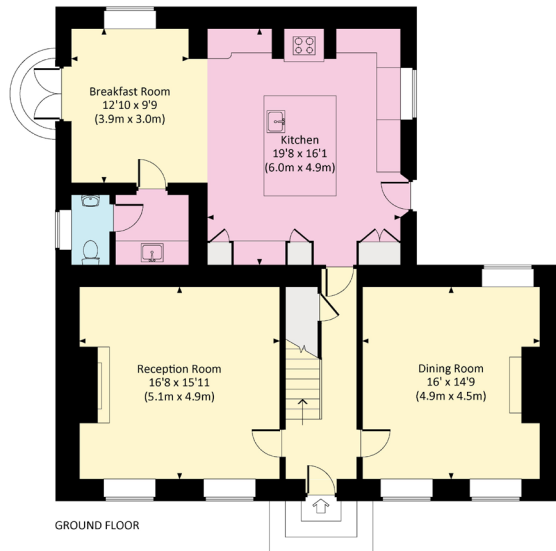
Approx. gross internal area 3420 Sq Ft. / 317.8 Sq M.

Approx. gross internal area 3473 Sq Ft. / 322.6 Sq M. Inc. Restricted Height

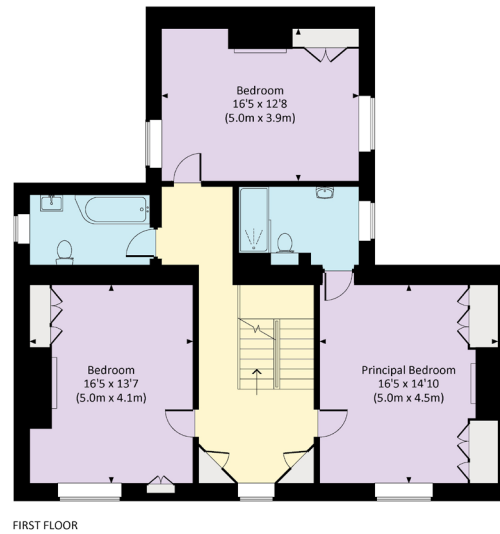
Approx. gross internal area 3747 Sq Ft. / 348.1 Sq M. Inc. Cellar



CELLAR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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