

Old Manor House


Hampnett, Cheltenham, Gloucestershire







A charming four bedroom Grade II listed house located in the desirable village of Hampnett.

Northleach 1 mile | Stow-on-the-Wold 10 miles | Cirencester 10 miles | Cheltenham 11 miles
Kingham Station 14 miles (London Paddington in 90 minutes) | M5 (Junction 11A) 12 miles
(All distances and times are approximate).


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Summary of accommodation

Main House


Ground Floor: Hall | Kitchen/breakfast room | Sitting room | Reception room | Study | Utility room | WC | Cellar
First Floor: Principal bedroom with en suite bathroom | Two further bedrooms | Family Bathroom
Second Floor: Bedroom with en suite shower room | Family room


Garden and Grounds


Garden | Off-street gravel parking


Situation

(Distances and times are approximate)


 Northleach (about one mile away) is the nearest centre and provides a butcher, baker, chemist, wine bar and an award-winning pub.


 Kitebrook, Rendcomb College, Hatherop Castle, and the schools and colleges in Cheltenham and Oxford. In the State sector, there is the highly regarded Cotswold School in Bourton-on-the-Water.

 Hampnett is well placed for access to both the M40 (J8) and M5 (J11 and J11a) via the A40 and M4 (J15). The nearby Fosse Way provides access to the Midlands, and there are regular train services to London Paddington from Kingham and Kemble stations.

 Kemble and Charlbury mainline stations (London, Paddington) 16 and 17 miles, respectively. Oxford 28 miles.

 Naunton Downs and Burford.

 Racing at Cheltenham. Polo at Cirencester Park. There are ample opportunities for riding, fishing, and shooting in the area, as well as a superb network of footpaths.

 Cotswold Water Park.



Old Manor House

The Old Manor House is a detached stone-built house that is well-located and within a mile of Northleach's amenities. Off the hall at the front of the house is the sitting room, which is flooded with natural light from a dual aspect and features original exposed wooden beams and a log burner. This room leads through to the reception room. A spacious and contemporary fully fitted kitchen/breakfast room features a large island with stone worktops and sliding doors which lead directly out to the patio and garden.

There is also a study, downstairs cloakroom and a laundry/utility room that provides further storage.

On the first floor is a principal bedroom with an en suite bathroom, two further double bedrooms with fitted wardrobes, and a family bathroom. On the second floor is a further bedroom with an en suite shower and a family or games room.







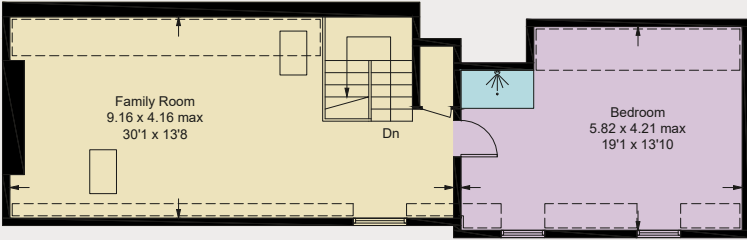




FLOORPLAN

Approximate Gross Internal Floor Area
Main House: 348.8 sq.m / 3,754 sq.ft
Cellar: 16.2 sq.m / 174 sq.ft
Total Area: 365 sq.m / 3,928 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 text of the Particulars.

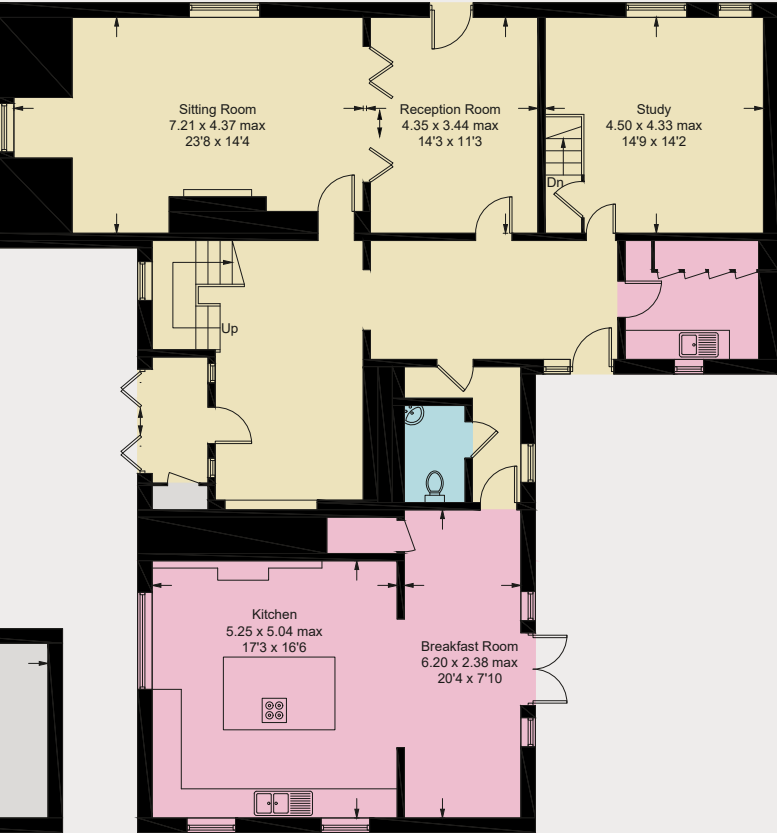


Second Floor

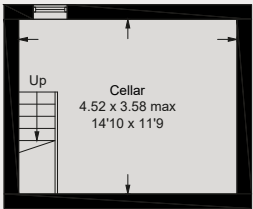


First Floor

= Reduced headroom below 1.5m / 5'0



Ground Floor



Cellar



Outside

The landscaped garden is found to the side and rear of the house and is mainly laid to lawn with established trees, shrubs and seating areas for outdoor dining. At the front of the property is a drive and gravelled parking area for multiple cars.

Property Information

Tenure: Freehold.

Services: Mains electricity and water. Septic tank.
Oil fired central heating.

Local Authority: Cotswold District Council

Council Tax: Band G

EPC: F

Guide Price: £1,800,000

Postcode: GL54 3NW

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2025. Photographs and videos dated April 2025.

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