



MANOR HOUSE  
FRAMPTON MANSELL, GLOUCESTERSHIRE



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AN IDYLIC AND BEAUTIFULLY PRESENTED FIVE BEDROOM  
GRADE II LISTED HOUSE WITH DELIGHTFUL GARDENS, QUIETLY SITUATED  
IN THIS DESIRABLE COTSWOLD VILLAGE.

**Ground Floor:** Entrance Hall • Dining Room • Drawing Room • Kitchen/Family Room • Breakfast/Garden Room • Pantry  
Utility Room • Wine Store • Lobby • Snug • Cloakroom

**First Floor:** Galleried Landing • Master Bedroom with En Suite Bathroom and Dressing Room • Study  
Guest Bedroom with Dressing Area and En Suite Bathroom • Bedroom • Family Shower Room

**Second Floor:** Two Double Bedrooms • Bathroom

**Outside:** Landscaped Gardens and Terraces • Loggia • Plant Room • Stone Summerhouse • Stone Store • Greenhouse  
Driveway • Detached Double Garage with Studio/Home Office and Bathroom

*Stroud 6, miles, Cirencester 7 miles, Tetbury 8 miles, Cheltenham 17 miles  
Kemble Station 6 miles (London, Paddington from 69 minutes) M4 (Junction15) 25 miles  
(All distances and times are approximate)*



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## DESCRIPTION

Manor House is a lovely Grade II listed village home that combines period charm with exquisite taste. Dating from the late 17th Century with later additions, it has been completely renovated, from the ground up, and extended by the current owners and now provides a delightful home of comfortable proportions that is ideal for family life and entertaining, or as a peaceful country retreat. Original details, including stone mullions; flagstones; window seats; exposed beams and timbers; stone walling and a wooden winder staircase are complemented by elegant reception rooms; a bespoke kitchen and pantry; extensive storage and beautifully fitted bedrooms and bathrooms. The studio above the garage is perfect for teenagers, or as a home office and has uninterrupted views across paddocks and open country. The property is set back from the village lane, and enclosed by a fabulous walled garden.

## ACCOMMODATION

### Ground Floor

The spacious entrance hall has flagstone flooring, a fine oak staircase and a door to the cloakroom. The formal reception rooms are to one side, both dual aspect, with the well proportioned dining room leading via double doors to the elegant drawing room. The kitchen/family room is very much the heart of the home with a charming sitting room, original open fire and a bespoke kitchen with appliances to include an Everhot range style oven, built in microwave and integrated dishwasher. The adjacent pantry houses a large fridge/freezer and a built in steam oven and has extensive storage and open shelving. The light and airy oak-framed breakfast/garden room is open to the kitchen and overlooks a feature terraced shade-garden, which is carefully lit to provide a pleasing dining environment. Beyond the pantry are the utility room, with laundry appliances; a lobby, useful for storing coats and boots; a wine store and cosy snug. This is the oldest part of the house with access to an original winder staircase, and french doors with wooden shutters leading to the rear garden.



### First & Second Floors

Stairs rise from the entrance hall to an airy galleried landing. The master bedroom suite includes a vaulted bedroom with exposed beams and working shutters; an en suite bathroom; a fitted dressing room and a charming study, which can also be accessed via the winder staircase. The large guest bedroom suite, with dual aspect views, has a dressing room leading to the bathroom. There is a third double bedroom with a shower room adjacent.

Two delightful double bedrooms, both with extensive eaves storage, are accessed via stairs from the landing and share a family bathroom.

### OUTSIDE

The property is approached over a gravel driveway leading to an extensive parking area and the detached double garage, with an electric vehicle charging point and internal stairs leading to the studio with a bathroom. A Mediterranean style gravel garden leads to a sunny dining terrace at the rear of the house and the kitchen entrance, which is set beneath an attractive loggia. The walled front garden is a delight, with a pedestrian door leading to the village lane and a pedestrian gate to the drive. It is principally laid to lawn with a deep paved terrace,





two stone outbuildings, built in stone barbecue, mature trees, shrubs and herbaceous borders. The gardens continue up and around the side of the house, with a convenient pedestrian gate giving direct access to a network of footpaths, steps down to the sunken shade garden, and a greenhouse adjacent to the garage.

### SITUATION & AMENITIES

Frampton Mansell is a beautiful village set in the Frome Valley, in the Cotswold Area of Outstanding Natural Beauty. It has a parish church, popular traditional pub, The Crown Inn, and village hall. The Jolly Nice Deli/farm shop is nearby and the renowned gastro-pub, The Bell, is within 1.5 miles in neighbouring Sapperton.

Cirencester, known as 'The Capital of the Cotswolds', provides an excellent range of independent shops; boutiques; and restaurants; as well as regular markets and three supermarkets, including Waitrose. Stroud is renowned for its farmer's market and also has a Waitrose. The attractive town of Tetbury is within a short drive and the larger centre of Cheltenham has excellent shopping and dining and is also host to literary; jazz; and food festivals.

Sporting opportunities include nearby golf courses in Cirencester, Baunton, and Minchinhampton; a network of footpath and bridleways; sailing and water sports at the



Cotswold Water Park; horse racing at Cheltenham; and polo at Cirencester Park.

Communications in the area are excellent with easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

### SERVICES

Mains water and electricity. Private drainage (septic tank adjacent to south wall in front garden). Oil fired central heating (Boiler in plant room, oil tank secluded at side of property, above built in barbecue). Gigaclear super-fast broadband. Electric Vehicle Charging Point. Burglar Alarm, including domestic CCTV, and security lighting. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

### FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale, as are the white goods, fitted carpets, blinds, curtains and light fittings. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

The adjacent property, The Malt House, has a right of way over the drive to their property and contributes to the maintenance thereof.

## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX.  
T: 01285 623000 W: [cotswold.gov.uk](http://cotswold.gov.uk)

**Council Tax:** Band G

## VIEWING

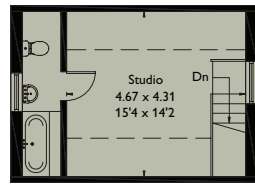
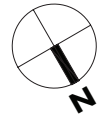
Please telephone Elizabeth at Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E [elizabeth@butlersherborn.co.uk](mailto:elizabeth@butlersherborn.co.uk)

## DIRECTIONS (POSTCODE GL6 8JF)

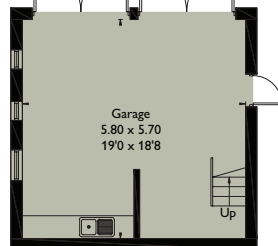
From Cirencester take the A419 towards Stroud, pass the Jolly Nice farmshop on the left (about 6 miles) and take the next right to Frampton Mansell. Drive into the village and turn sharp left, down the hill. The driveway to the property will be found on the left hand side as the road bends around to the right. Continue up the drive and Manor House is on the left.

**what3words:** [///central.reporting.sports](https://www.what3words.com/central.reporting.sports)

Approximate Area = 362.2 sq m / 3899 sq ft  
 Outbuildings = 82.5 sq m / 888 sq ft  
 Total = 444.7 sq m / 4787 sq ft  
 Including Limited Use Area (32.3 sq m / 348 sq ft)



Outbuildings - First Floor



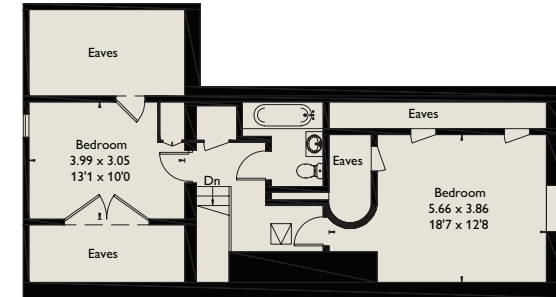
(Not Shown In Actual Location / Orientation)  
 Outbuildings - Ground Floor



Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 320078

## DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: May 2023. Particulars written: May 2024. Brochure by wordperfectprint.com





 **Knight  
Frank**

Butler   
Sherborn