

# THE OLD MANOR HOUSE

BAUNTON, CIRENCESTER





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AN EXCEPTIONAL GRADE II LISTED VILLAGE MANOR HOUSE

## THE PRINCIPAL HOUSE

Entrance Hall • Cloakroom • Drawing Room • Dining Hall • Sun Room • Kitchen • Pantry & Laundry Room • Utility Room  
Master Bedroom Suite with open fireplace • Library • 5 further Bedrooms • 2 further Bathrooms

## THE COACH HOUSE

2 Bedrooms • Sitting Dining Room • Kitchen • Bathroom and separate Cloakroom

## OUTBUILDINGS

4 bay Garage • Stone stables • Separate Stable yard and Barn

Mature landscaped Gardens • Paddock with river frontage on the River Churn

In all about 3.1 acres. 1.02 acres currently under acquisition (Please refer to Land plan).

*Cirencester 2 miles, Burford 19 miles, Cheltenham 14 miles  
Kemble 6 miles, (London Paddington approximately 75 minutes), M4 J15 28 miles  
(All distances and times are approximate)*

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## DESCRIPTION

Dating principally from the 16th Century with later extensions, The Old Manor House has served as a much-loved family home for the current owners for over 40 years. Having been well maintained and improved over the years, this very special house is steeped in history with a commanding yet private position in the centre of the village with river frontage and paddocks. An exceptional family home, with excellent living and entertaining space set in a Tudor atmosphere with original high beam ceilings throughout and seven working fireplaces.

Generously proportioned, there is scope to create a more contemporary home if required whilst highlighting the original features, charm and character, subject to all necessary consents. The property is attached at the rear.

The living space is well proportioned and arranged over three floors with six good bedrooms, including an impressive master suite complementing the reception rooms which offer a rare combination of both grandeur and intimacy. The kitchen, sun room and drawing room all flow off the dining hall giving the house a spacious yet comfortable feel.



The first floor boasts the main bedroom suite complimented by two further good bedrooms served by the family bathroom and a library with lovely views.

On the second floor there are three spacious bedrooms including a guest bedroom and one bathroom with potential to provide further ensuite bathrooms if required, subject to any necessary consents.

The house sits beautifully within its own land of approximately 2.08 acres (a further 1.02 acres with stabling is currently being acquired by the owners).

## HISTORICAL NOTE

The Manor of Baunton belonged to a succession of families including the George and Chester Master families. John George of Baunton was MP for Cirencester at the time of the Civil War. He was initially a Parliamentarian, but when his life was spared by the Royalists who had captured him, he converted to the King's side and it is believed harboured King Charles II at The Old Manor House on the night of the 11th September 1651 on his retreat from The Battle of Worcester.







In origin this is an L-plan house of the mid-16th century, most likely erected for Christopher George after he succeeded to the property in 1556. The key dating feature is the present dining hall ceiling (in what was surely the original parlour). Its main beam with roll-moulded decoration is typical of the mid-16th century with only one known similar dated example, this being in Cheshire in a house of 1559. The high status of the room is emphasized by the panelled treatment to the ceiling joists complimented by the elegant gothic wooden staircase that goes to the second floor. In the early 17th century the house was enlarged by the addition of the present kitchen and the room above. The provision of a kitchen would have meant that cooking and baking could now take place away from the hall.

(Michael Hill, BA Dip Arch FSA Architectural Historian).

## ACCOMMODATION

### Ground Floor

The Entrance Hall leads to the Cloakroom and Drawing Room which is a superb reception room for formal entertaining with an impressive 11ft 6 fireplace, exposed beams, wooden floor and window overlooking the garden. Original staircase to the Master Bedroom. The Dining Hall also with a large fireplace has exposed stone walls and beams with a flagstone and wooden floor. Wine Room. Ornate replica Gothic staircase to the first floor. The Sun Room offers a more relaxed reception room with an open fireplace, French doors to the terrace and a stone floor with underfloor heating. Exposed stone walls and beams.

The Kitchen has an exposed stone recess with Aga and bread oven. Range of base and wall mounted cupboards and dresser with matching island unit. Fitted appliances include a dishwasher, gas hob and electric oven. Sink. There is an adjacent pantry with space for a fridge freezer leading to the Greenhouse. Table seats 6.



Door to Rear Hall and secondary everyday door to the outside. Stairs to The Coach House. Laundry Room housing the high capacity boiler with storage a space for a washing machine and tumble dryer.

#### First Floor

A lovely landing with wooden floor and window overlooking the garden leads to the Master Bedroom Suite which is a magnificent, dual aspect panelled room designed by craftsman Nigel Gilkes, with open fireplace and walk-through wardrobes. Staircase down to the Drawing Room and separate landing leading to staircase to second floor. En-Suite Bathroom with matching panelling and "throne" designed WC. Bedroom 2 with fireplace and washbasin. Bedroom 3 which is dual aspect with a fireplace and exposed beams. The Library is dual aspect with views over the garden and down to the River Churn. Family Bathroom.

#### Second Floor

There is scope to remodel the layout of this floor if required, subject to consents. Bedrooms 4, 5 and 6 all have vaulted ceilings with exposed beams. Guest Bedroom 5 has a door to the adjoining Bathroom (also accessed from the landing) with loft storage. Storage Room.

#### THE COACH HOUSE

Recently refurbished and running as a very successful holiday let, The Coach House is located above the Garage and with separate access from the main house. Landing with hatch to a spacious loft leads to a Sitting Dining Room with a faux wood burner. Kitchen with dishwasher, oven and hob and sink. Space for an upright fridge freezer. Storage. Double Bedroom 1 with built-in storage. Double bedroom 2 and Bathroom. Separate Cloakroom.

#### OUTBUILDINGS

The Garage with up and over doors can accommodate 4 large cars and is also accessed from the main house. Adjoining are building regulation compliant stone-built stables which are currently used as storage with scope to create an annexe, home office or gym subject to any necessary consents.

On the land which is being formally acquired by the current owners (see Land Plan) is a separate stable yard with access from the main driveway with 3 loose boxes, a tack room and store. Wood stores. There is also a double field shelter with hay store accessed both from the stable yard and the paddock. Secondary access through a 5-bar gate to the village lane through Priors Court.





## OUTSIDE

A gravel driveway with stone pillars and flanked by post and rail paddocks leading to the river sweeps up to the front of the house with ample parking. The River Churn and mill pond make an idyllic spot for summer barbecues, trout fishing and swimming. The terrace area in front of the house is perfect for outside dining and enjoying warm summer evenings facing southwest.

Mainly laid to lawn, the gardens and grounds at The Old Manor House have been beautifully landscaped with an abundance of snowdrops, daffodils, tulips, native bluebells and roses. Different sections give an enchanting feel to the gardens which are predominantly laid to lawn, interspersed with a variety of specimen trees and rose borders.

The Old Manor House is in an Area of Outstanding Natural Beauty, is classified as a Conservation Area and an area of Special Scientific Interest, with outstanding wildlife including resident otters, roe deer and muntjac and an outstanding list of bird species recorded.

## SITUATION & AMENITIES

The Old Manor is located in the charming village of Baunton on the River Churn, the longest tributary of the Thames and within easy access of the thriving market town of Cirencester. Comprising of a picturesque hamlet of houses, the village is surrounded by glorious countryside and superb walking and riding from the doorstep. It is possible to ride all day and barely cross a road with bridle path access to Cirencester Park and the Polo Club within ½ a mile. Known as the capital of the Cotswolds, Cirencester is an attractive and thriving market town with Roman origins and comprehensive amenities, a hospital and modern leisure centre, as well as several supermarkets including a large Waitrose, and a large variety of independent shops, boutiques, pubs and restaurants.



Cheltenham only a short drive to the north also offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course, horse racing. Sporting opportunities are abundant with nearby golf courses in Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park. The area offers an excellent choice of schooling, including Beaudesert Park, Cheltenham Colleges, Westonbirt, Rendcomb, as well as superb state and grammar schools. Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the Southwest, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

## SERVICES

Mains water, gas and electricity. Gas fired central heating (the boiler is in the Laundry Room). Underfloor heating in the Sun Room. Mains drainage. Gigaclear. No tests to the suitability of services have been carried out. Intending purchasers should commission their own tests (if required).

## FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but some may be available by separate negotiation.

## TENURE

Freehold with vacant possession.

## 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.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX T: 01285 623000 W: cotswold.gov.uk

Council Tax: Band G

## VIEWINGS

Strictly by appointment. Please telephone Sam Butler or Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740  
E sam@butlersherborn.co.uk  
E elizabeth@butlersherborn.co.uk

or Sebastian Hipwood T 07535 150 888  
or George Nares T 07747 866 149 at Blue Book  
E seb@bluebookagency.com  
E george@bluebookagency.com

## DIRECTIONS (POSTCODE GL7 7BB)

From the A417 turn onto The White Way and take the first unmarked turning left to Baunton after 1.2 miles, continuing through the village until you find The Old Manor House on your right-hand side before the bridge.

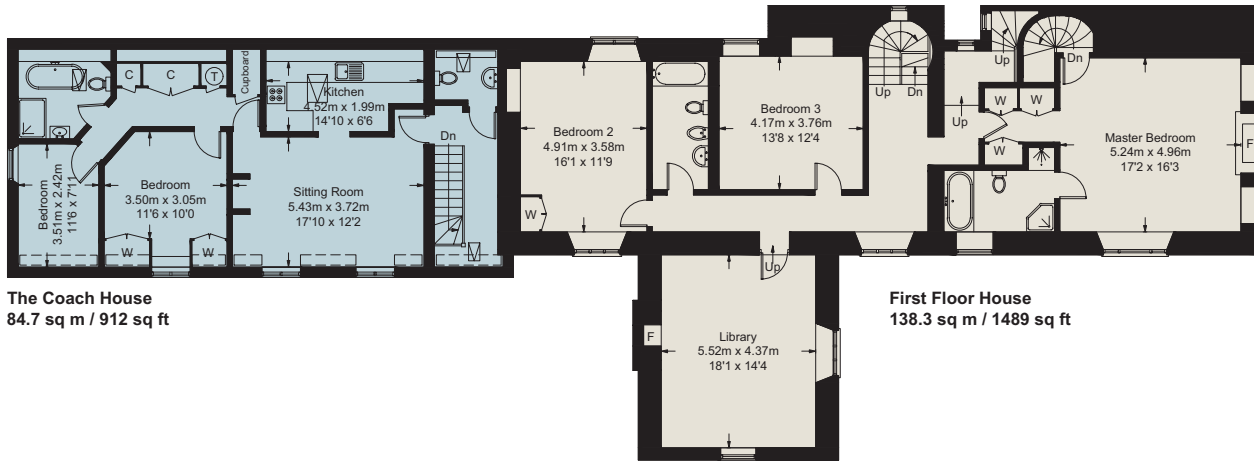
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## DISCLAIMER

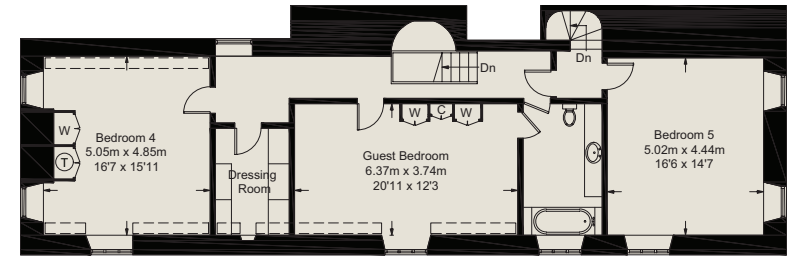
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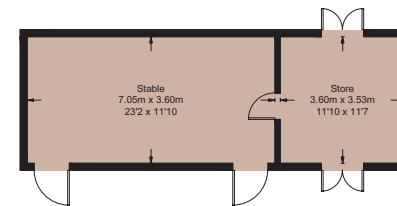


**The Coach House**  
84.7 sq m / 912 sq ft

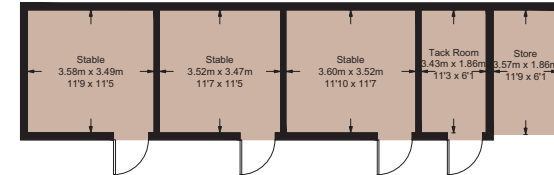
**First Floor House**  
138.3 sq m / 1489 sq ft



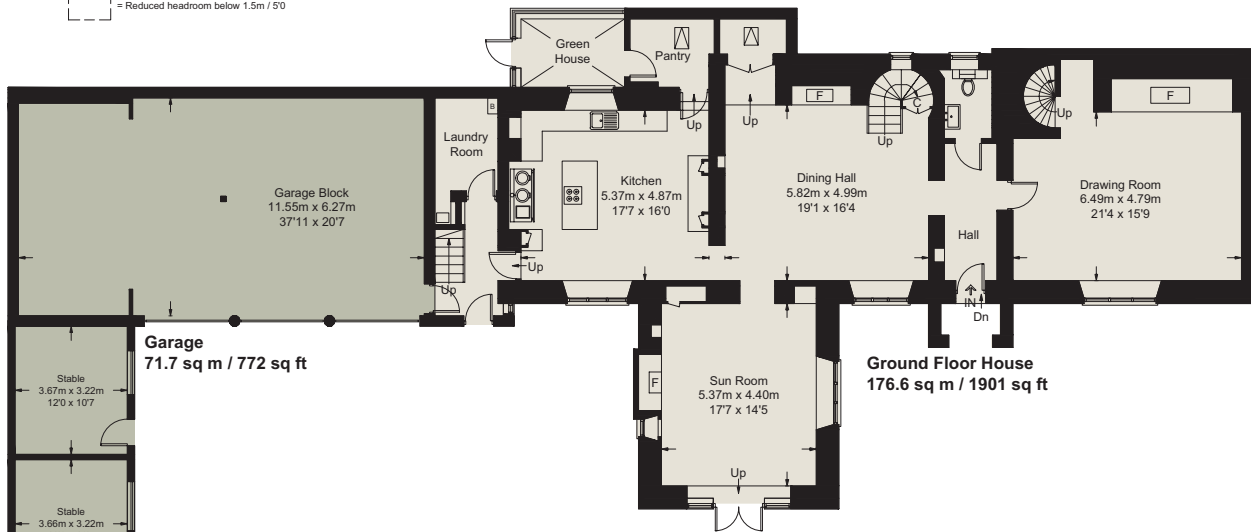
**Second Floor House**  
108.9 sq m / 1172 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



**Garage**  
71.7 sq m / 772 sq ft

**Ground Floor House**  
176.6 sq m / 1901 sq ft

**Stables**  
23.8 sq m / 256 sq ft



Approximate Gross Internal Area  
 House = 423.8 sq m / 4562 sq ft  
 Coach House = 84.7 sq m / 912 sq ft  
 Garage = 71.7 sq m / 772 sq ft  
 Stables = 23.8 sq m / 256 sq ft  
 Outbuildings = 84.4 sq m / 908 sq ft  
 Total = 688.4 sq m / 7410 sq ft (Excluding Open Area)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID960728)



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