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# EDGEWORTH MANOR

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# EDGEWORTH MANOR

▪ GLOUCESTERSHIRE ▪



MAGNIFICENT GRADE II\* COTSWOLD MANOR HOUSE  
IN A TRULY MAGICAL SETTING

# EDGEWORTH MANOR



Cirencester 7 miles, Stroud 10 miles, Cheltenham 12 miles, Kemble station 17 miles (London Paddington from 67 mins ),  
Swindon 17 miles, Central London 98 miles, Heathrow 89 miles, Bristol Airport 48 miles

(All distances and times are approximate).

## MANOR HOUSE

**Ground Floor:** Entrance hall, baronial hall, sitting room, kitchen/breakfast room, dining room, study, cloakroom

**First Floor:** Principal bedroom suite with ensuite bathroom, 2<sup>nd</sup> bedroom/dressing room, 2<sup>nd</sup> bathroom, walk-through wardrobe, guest bedroom with ensuite bathroom, 2 further bedrooms, family bathroom, butler's pantry

**Second Floor:** Kitchen/breakfast room, sitting room, 4 bedrooms, 2 family bathrooms, cloakroom

**Lower Ground Floor:** Cinema/games room, library, flower room, scullery, larder, utility room, boiler room, staff flat/estate office, wine cellar

## COURTYARDS

Indoor swimming pool, greenhouse, orangery, Chapel/hayloft, Coach House, tractor store, garage, 3 bay woodshed, stable, tack room, workshop, gardener's WC

## COACH HOUSE

Kitchen, pantry, utility/boot room, sitting room, 3 bedrooms, 2 bathrooms, dressing room

## NORTH LODGE

Kitchen/breakfast room, sitting room, study area, storeroom, 3 bedrooms, bathroom

## KEEPER'S COTTAGE

Kitchen, conservatory/dining room, sitting room, 4 bedrooms, 2 bathrooms

## GARDENS AND LAND

Lawned terraces, gardens, summerhouse, walled kitchen garden, meadows, woodland, lake, helipad

IN ALL APPROXIMATELY 56 ACRES



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Your attention is drawn to the Important Notice on the last page of the text.

# INTRODUCTION

## DIRECTIONS (GL6 7JG)

From London take the M4 to junction 15. Proceed north on A419 signed to Cirencester. After 17 miles continue onto the A417. After a further 4.8 miles take the exit towards Duntisbourne Leer. Continue for 3 miles. The entrance gates to Edgeworth Manor are on the left just after School Lane. Proceed through the stone gatepiers, past North Lodge down the long drive to the manor.

## SITUATION

Edgeworth Manor and the valley it surveys are hidden away from view, amidst one of the most beautiful parts of the Cotswolds, in an Area of Outstanding Natural Beauty. The Frome Valley, with its river meandering through, appears untouched by the outside world. A rural idyll, but within easy striking distance of national road and rail links via the M4, M40 and the Swindon mainline station and Kemble mainline

station. There is also a helicopter landing pad within the grounds. Miserden, just two miles away, has a village shop and Post Office. The Daneway Inn, Fostons Ash and the Crown Inn are all popular pubs within a few miles. Stroud, ten miles away, and Cirencester, just seven miles away, are ideal for everyday shopping with their regular weekly and monthly markets and choice of supermarkets. They also boast a wealth of independent shops and cafes.



The larger town of Cheltenham offers a greater choice of shops and is host to a number of festivals including the Jazz and Literature Festivals.

There is local access to bridleways and footpaths to enjoy in this completely unspoiled part of the Cotswolds. Sporting opportunities include racing at Cheltenham and Bath and golf at Cirencester and Minchinhampton. There is also polo at nearby Edgeworth, Beaufort and Cirencester Park Polo Clubs. In addition there is hunting with the Cotswolds Hunt and water sports are nearby at the Cotswold Water Park.

There is a wide choice of both preparatory and public schools in the area including Beaudesert, Cheltenham College, Cheltenham Ladies, St Edwards, Dean Close and Westonbirt.



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## HISTORY

The ancient parish of Edgeworth dates from the 11<sup>th</sup> century. A manor house at Edgeworth is first recorded in 1358, whose name possibly derives from the steep wooded valley which it overlooks. There is still some evidence of this medieval building. However, the oldest part of the present Manor dates from 1685 with later additions.

The Manor of Edgeworth was originally granted to the de Lacy family. The estate passed to Cecily de Lacy upon her marriage to Roger of Gloucester, Earl of Hereford. It survived intact as an estate of over 1,500 acres until midway through the 20<sup>th</sup> century.

The beautiful Grade I listed Church of St Mary dates from the 11<sup>th</sup> century with subsequent additions in the 12<sup>th</sup> century and a later 14<sup>th</sup> century tower. Some remnants of 14<sup>th</sup> century stained glass remain and many gargoyles and grotesques can be seen.



# EDGEWORTH MANOR

## DESCRIPTION

Edgeworth Manor sits magnificently in an elevated position with views over its gardens, woodlands and stunning sylvan valley below.

The long tree lined Carriage Drive, with pillared entrances and elaborate wrought iron gates at each end, makes an imposing entrance to the Manor. Stone steps lead up to the heavily studded oak front door which sits within a stone carved entrance, with its coat of arms from earlier times.

Upon entering the baronial hall, there is a real sense of arrival. This is created by its unrestrained scale, architectural integrity and detail, which continues throughout this beautiful and magnificent house. Features include barrelled and ornately carved ceilings, coffered ceilings, oak panelled rooms, bright stone mullioned windows, detailed cornicing, ancient oak floors and staircases along with wonderful fireplaces that illustrate what a remarkable manor house this is, undoubtedly, one of the finest in the Cotswolds.

The present owner has created a family home which is beautifully restored, warm and inviting as well as providing the ability to entertain on a grand scale. The attention to detail is exquisite from the hand painted stencilling in the kitchen, to rich



honey coloured stone worktops and bathroom surrounds.

## THE GROUND FLOOR

The fully panelled entrance hall, with its concealed butler's

staircase to the lower ground floor, opens to the majestic baronial hall. The huge fireplace is believed to have been designed by the previous owner, using re-purposed ancient stone carved pieces, and

is a fitting centrepiece to this magnificent room. Natural light floods this room from four large stone arched windows, complete with shutters and window seats. At the far end of the hall is a

cloakroom with a large lobby area and a service lift which accesses all floors. All other rooms lead off from here and all interconnect, creating a pleasing flow on the ground floor.



The dining room creates a theatre of its own, providing the ability to entertain on a grand scale.



The dining room, with its barrelled ceiling depicting the four British nations, has 17<sup>th</sup> century panelling and a stone fireplace with an exquisitely carved Elizabethan over mantle.



The welcoming kitchen is a delight with its bespoke oak cabinets and stone worktops.

A four-door pewter coloured aga sits within a former inglenook fireplace with cabinetry on either side.

It is a wonderfully light room with 3/4 height windows. To the east, there are commanding views over

the valley beyond and to the south, the doors open out into the garden with stone steps that lead down

to the upper terrace and gardens beyond.

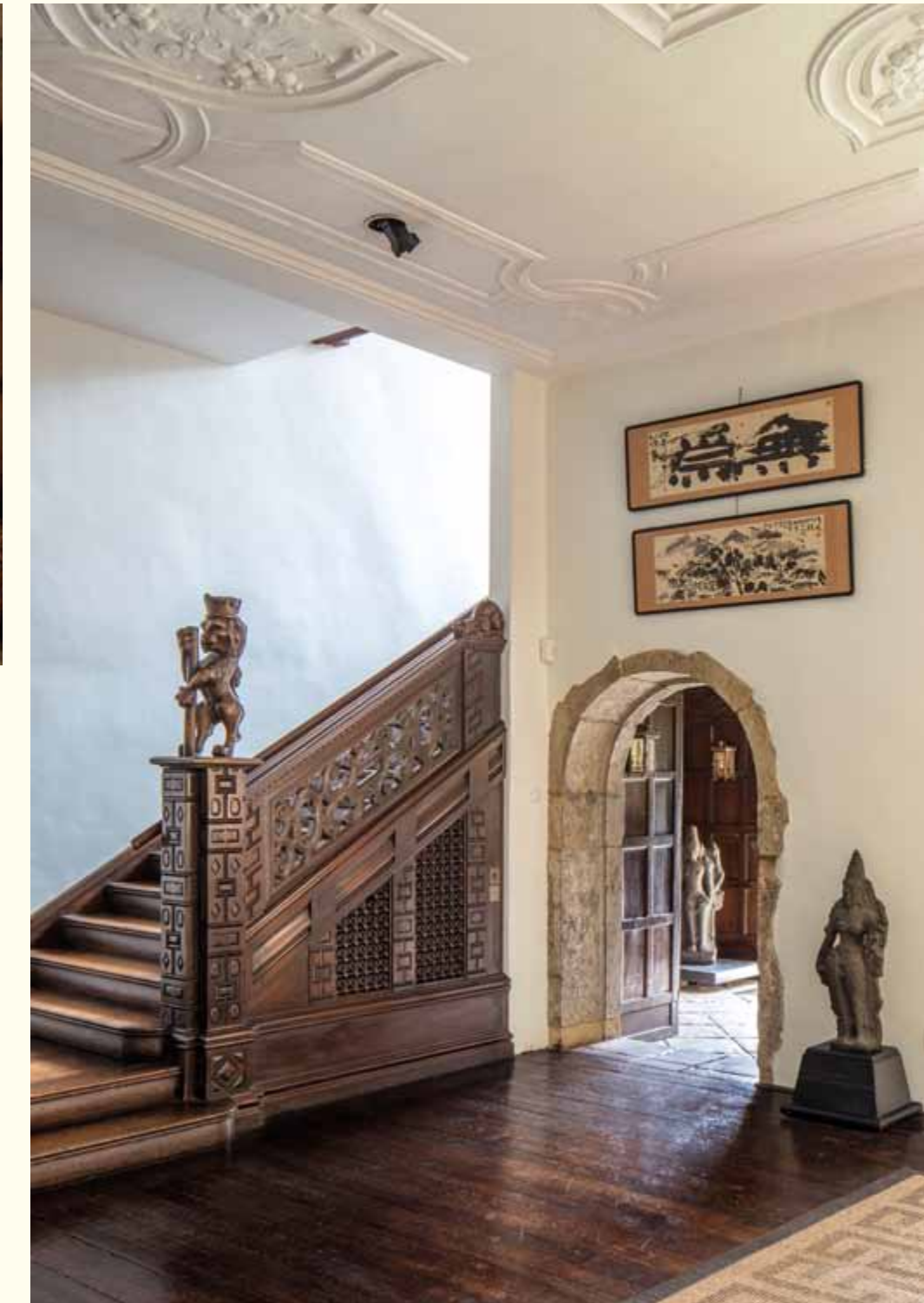


The present owner has created a family home which is beautifully restored, warm and inviting.

The sitting room has three tall windows, all with beautiful views over the grounds to the valley beyond. The original panelling, alcoves, bookcases and decorative fireplace, with ornately carved surround, are all intact.



The east facing study has fine oak panelling, a 17th century carved stone fireplace, window seats and ornate ceiling plasterwork. A walk-in side room is fitted with bookshelves. From here the staircase leads to both upper floors and down to the garden door and the lower ground floor.







## FIRST FLOOR

From the baronial hall, the main oak staircase rises and returns to the main landing, imposing and ornately carved, with lion finials and wide, pleasing shallow steps.

The principal bedroom suite comprises a main bedroom, wood panelled ensuite bathroom, a second bedroom/dressing room, and a further en suite bathroom. The latter with separate shower and bath. There is also a walk-through wardrobe. The main bedroom is a beautiful and tranquil room with a square bay overlooking the southerly views and a westerly window looking out over the front driveway. A carved stone fireplace is inset with original Delft tiles.

...a beautiful and tranquil room with a square bay overlooking the southerly views and a westerly window looking out over the front driveway.



Bedroom 5

The generously proportioned guest bedroom suite has three arched stone windows looking out to the front of the house and a stone fireplace (bedroom 3, currently an artists studio). There is an en suite bathroom and walk-in wardrobe. The four poster

bedroom (bedroom 4) has its original panelling, window shutters, fireplace and walk-in cupboard. The further bedroom (bedroom 5) has a painted coffered ceiling, shuttered leaded windows. There is also a family bathroom and a butler's pantry on this floor.



Bedroom 4



## SECOND FLOOR

The second floor is on two levels and provides self-contained accommodation. The kitchen and sitting room have high ceilings with ancient timber beams and trusses making them wonderfully atmospheric rooms. There are four further charming bedrooms and two further bathrooms.

## LOWER GROUND FLOOR

The lower ground floor is a surprising edition to the house, with large naturally lit rooms including a spacious games and cinema room with parquet floor and stone fireplace with a carved wooden overmantel.

Next door to this room is the library, which has part flagstone floor, oak fluted columns and bookshelves on three sides.

Beyond is a large scullery, with a stone fireplace which leads on to a wide inner hall with stone flagged floor and a butler's staircase leading to the front door.

A spiral stone staircase leads down to three impressive barrel-vaulted wine cellars. Two with 42 numbered stone wine bins and a third wine tasting section.

A simple flower room with flagstone floor leads on to the rear hall giving access to the flat/estate office, pantry, utility and plant rooms, lift and rear porch to the courtyard. The conservatory and impressive indoor swimming pool are beyond.

There is a lift that serves all floors of the main house.

In addition, there is a larder with a cold slab and slate shelving, two Sterling Pro commercial fridges and one freezer.

...high ceilings with ancient timber beams and trusses making for wonderfully atmospheric rooms.



The utility room/laundry room has a double sink unit and plumbing for washing machine and tumble dryer.

The boiler room incorporates a Strebel oil fired boiler.

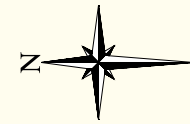
**Gross Internal Floor Area (Approx.)**

House = 1,805 sq m / 19,494 sq ft

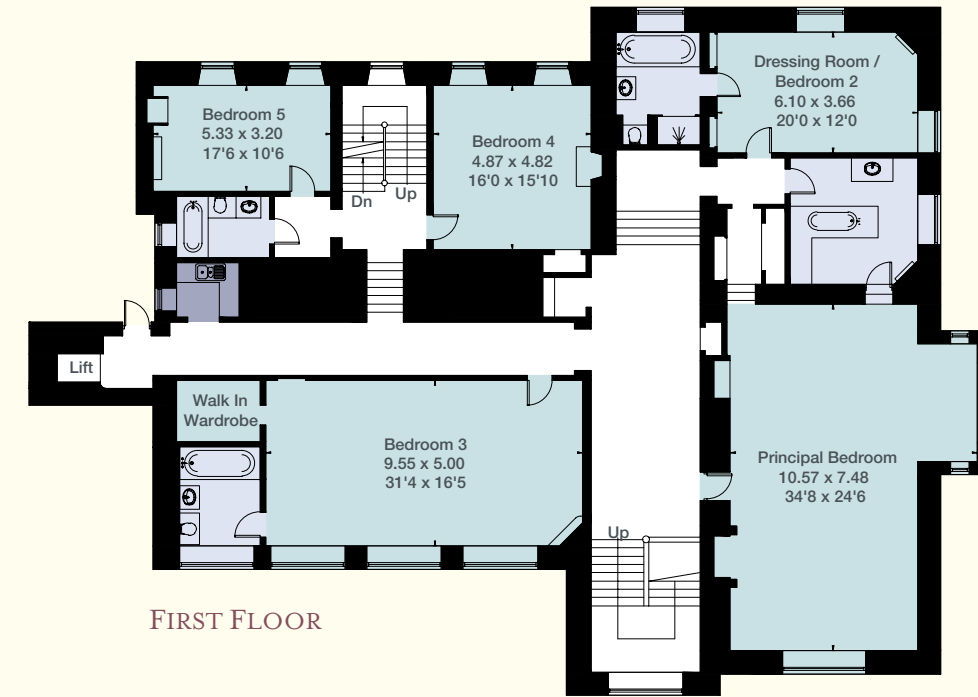
Outbuildings = 391.4 sq m / 4,213 sq ft

Total = 2,196.4 sq m / 23,642 sq ft

(Including Pool / Green House)

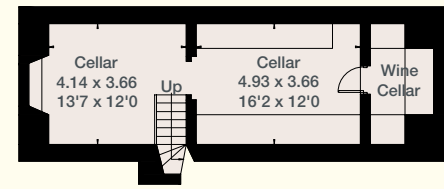


SECOND FLOOR

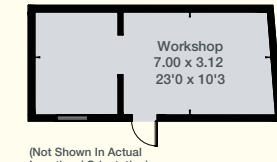


FIRST FLOOR

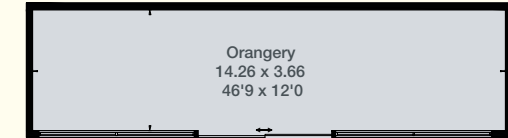
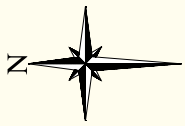
**CELLAR**



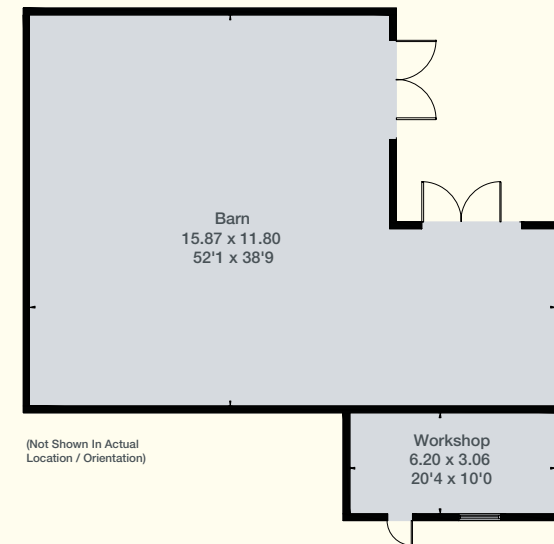
- Living space
- Bedrooms
- Kitchens and utilities
- Bathrooms, shower rooms, toilets, pools, saunas
- Others (studies, gyms, cinema rooms, etc)
- Garages and outbuildings
- Everything else



(Not Shown In Actual Location / Orientation)



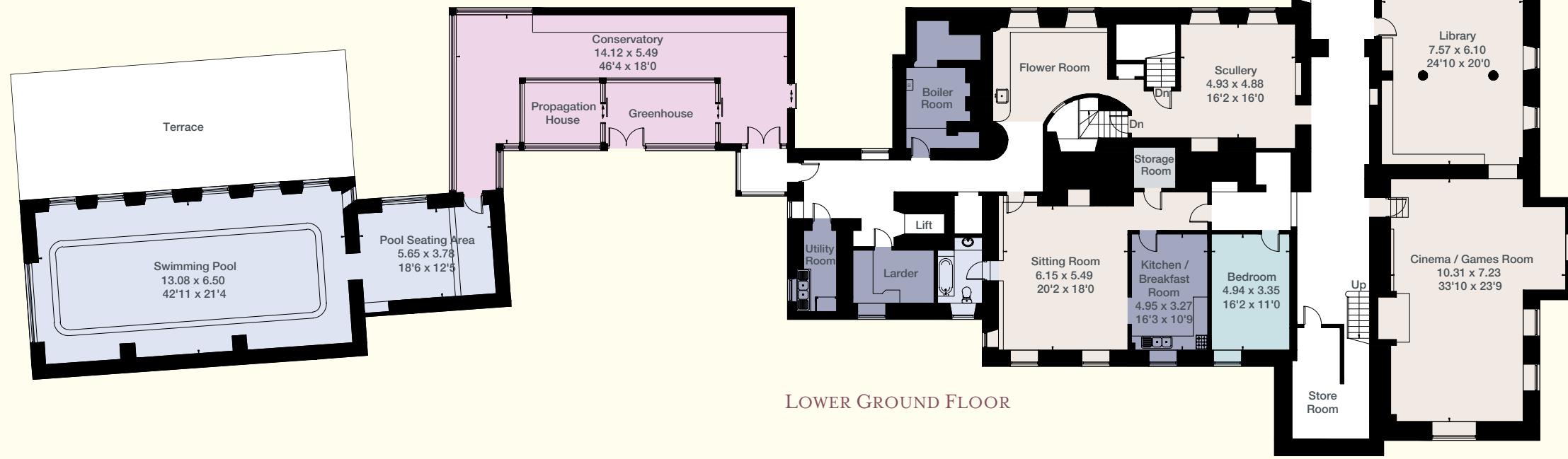
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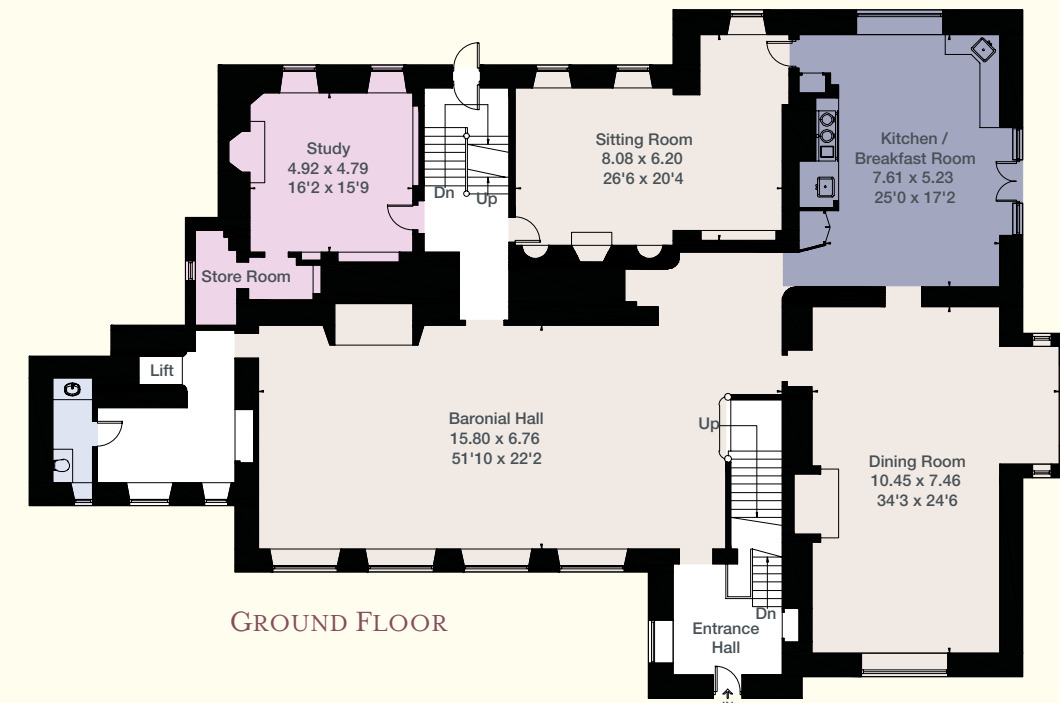
(Not Shown In Actual Location / Orientation)

Not to Scale

For identification purposes only.



LOWER GROUND FLOOR



GROUND FLOOR



A glazed porch leads to the conservatory, swimming pool and the inner courtyard.

The spectacular indoor swimming pool has a beamed ceiling and six large, glazed windows opening to a decked balcony with superb views down the valley.

### MAIN COURTYARD

The gravel drive passes the Grade I listed Church of St Mary and through the main iron gates. Before arriving at the front of the house, which is bordered by lawns, are two ancient

yew trees and a delightful orangery which is framed with silvered oak pillars.

This south facing orangery has two decorative stone and lead water troughs at either end, whilst an espaliered fig covers the back wall and a vine rambles through the roof.

### INNER COURTYARD

Approached through high wooden gates, this courtyard is bordered by an old hayloft, thought previously to have been the reading room of the Church. The Coach House, Coach

House Cottage and Coach House Cottage garage, tractor store, three bay woodstore, stable, tack room and workshop also border this private courtyard. The hayloft, presently used as a storeroom, has leaded light windows, a staircase to a mezzanine with an old hayloft door. A 'jack and jill' bathroom off the mezzanine is shared with the main bedroom of the Coach House Cottage.

There is a large agricultural barn at the rear of the workshop.



Coach House and Coach House Cottage



# COTTAGES

## COACH HOUSE COTTAGE

Situated in the Inner Courtyard, this cottage makes ideal staff accommodation with a kitchen and pantry, utility/boot room, sitting room, three bedrooms, two bathrooms and a dressing room.



Coach House

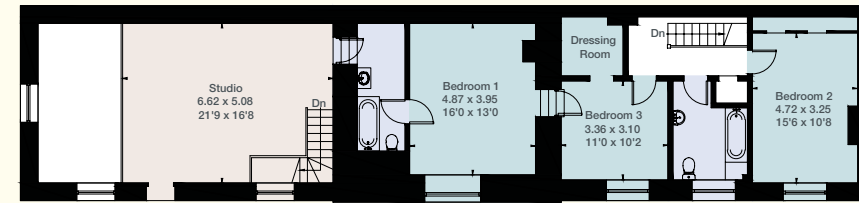


North Lodge

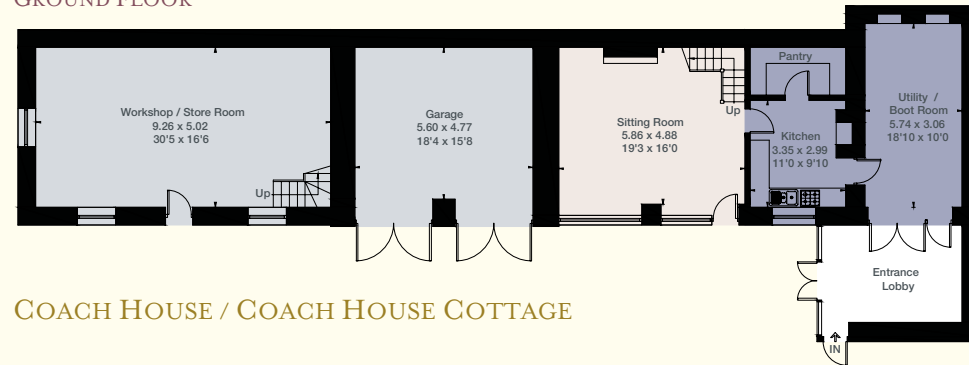
### Gross Internal Floor Area (Approx.)

Coach House / Coach House Cottage = 300.0 sq m / 3,240 sq ft

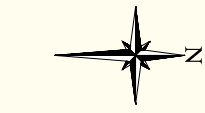
#### FIRST FLOOR



#### GROUND FLOOR

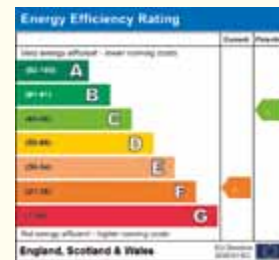


### COACH HOUSE / COACH HOUSE COTTAGE



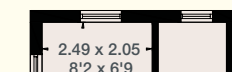
- Living space
- Bedrooms
- Kitchens and utilities
- Bathrooms, shower rooms, toilets, pools, saunas
- Others (studies, gyms, cinema rooms, etc)
- Garages and outbuildings
- Everything else

#### North Lodge EPC



### Gross Internal Floor Area (Approx.)

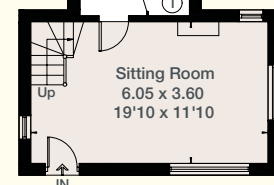
North Lodge = 98.1 sq m / 1,056 sq ft



### NORTH LODGE

Situated at the head of the main drive, this two-storey lodge comprises a sitting room with woodburning stove, dining area, bathroom, kitchen/breakfast room, store room, small study area, and three bedrooms.

#### GROUND FLOOR



#### FIRST FLOOR

Not to Scale  
For identification purposes only.



Keeper's Cottage

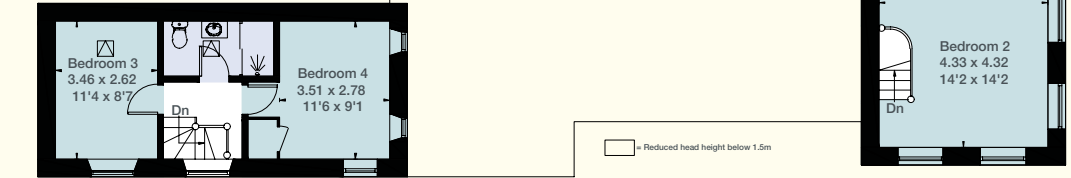
### Gross Internal Floor Area (Approx.)

Keeper's Cottage = 142.4 sq m / 1,533 sq ft

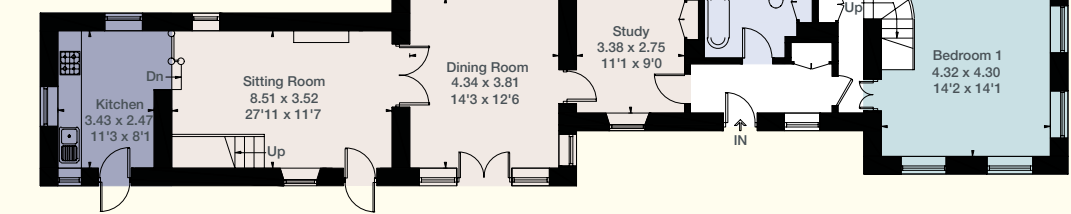
Including Limited Use Area (0.6 sq m / 6 sq ft)

Not to Scale  
For identification purposes only.

#### FIRST FLOOR

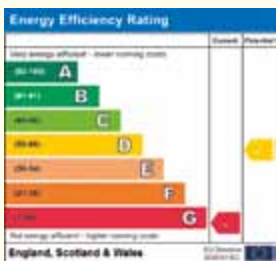


#### GROUND FLOOR



### KEEPER'S COTTAGE

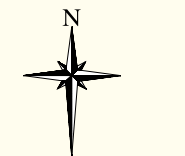
#### Keepers Cottage EPC



- Living space
- Bedrooms
- Kitchens and utilities
- Bathrooms, shower rooms, toilets, pools, saunas
- Others (studies, gyms, cinema rooms, etc)
- Garages and outbuildings
- Everything else

### KEEPER'S COTTAGE

This lovely detached two storey cottage is tucked away down a track in a peaceful wooded setting to the south of the Manor. The front door opens to a conservatory/dining room. There is a sitting room with an open fire, kitchen, four bedrooms and two bathrooms.



North Lodge



Edgeworth Manor offers serenity and privacy in a prime Cotswolds location.

## GARDENS & GROUNDS



Spectacular gardens lie predominantly to the south and east of the house with breath-taking views over the valley. The garden door opens to a lawned terrace with historic stone finials and piers. The kitchen doors open to wide stone steps to a further lawned terrace with a lavender hedge. In turn, further steps divide in two, with graceful wrought iron balustrades, and drop to the lower terrace and garden where there is a pretty stone summerhouse. The lawns sweep down to the pond below, under the arching boughs of a glorious lime tree.





The lower terrace also leads round to a walled rose walk, bridged by a rose covered pergola. Stone gargoyles mark the entrance. From here an ancient yew arch leads back to the main courtyard. The stunning walled kitchen garden is accessed through a silvered oak studded gate. An old stone trough with an iron water pump sits at the top. Here there are lovely views to beautiful rolling countryside. Either side are two avenues of cordoned apple trees with espaliered fruit trees on the stone walls behind. There is also a cutting flower bed, herb beds, a large vegetable garden and two greenhouses. Roses, foxgloves, peonies and other beautiful cut flowers are in abundance within this remarkable secluded garden.

A track leads through the gardens, past the pond to the woodland below. This wooded valley is utterly magical and enchanting. A mixture of broadleaf and spruce trees, with swathes of wild garlic. Only a quarter of a mile from its source, the River Frome meanders through the valley floor, and is crossed by an ancient stone bridge. Below the woodland on the far side of the valley, are two pasture meadows.



Only a quarter of a mile from its source, the River Frome meanders through the valley floor, and is crossed by an ancient stone bridge.





# GENERAL REMARKS & STIPULATIONS

## TENURE

Freehold with vacant possession on completion.

## SERVICES

Mains water and electricity are connected.

Oil central heating for the Manor, North Lodge and Coach House Cottage.

Propane gas central heating for Keeper's Cottage.

Private drainage for all.

Gigaclear fibre broadband to all.

## LOCAL AUTHORITY

Cotswold District Council.

## POSTCODE

GL6 7JH

## COUNCIL TAX

Band is H for the Manor and D for the cottages.



## LISTINGS

Edgeworth Manor: Grade II\*

Gates and Gatepiers to east of Edgeworth Manor: Grade II

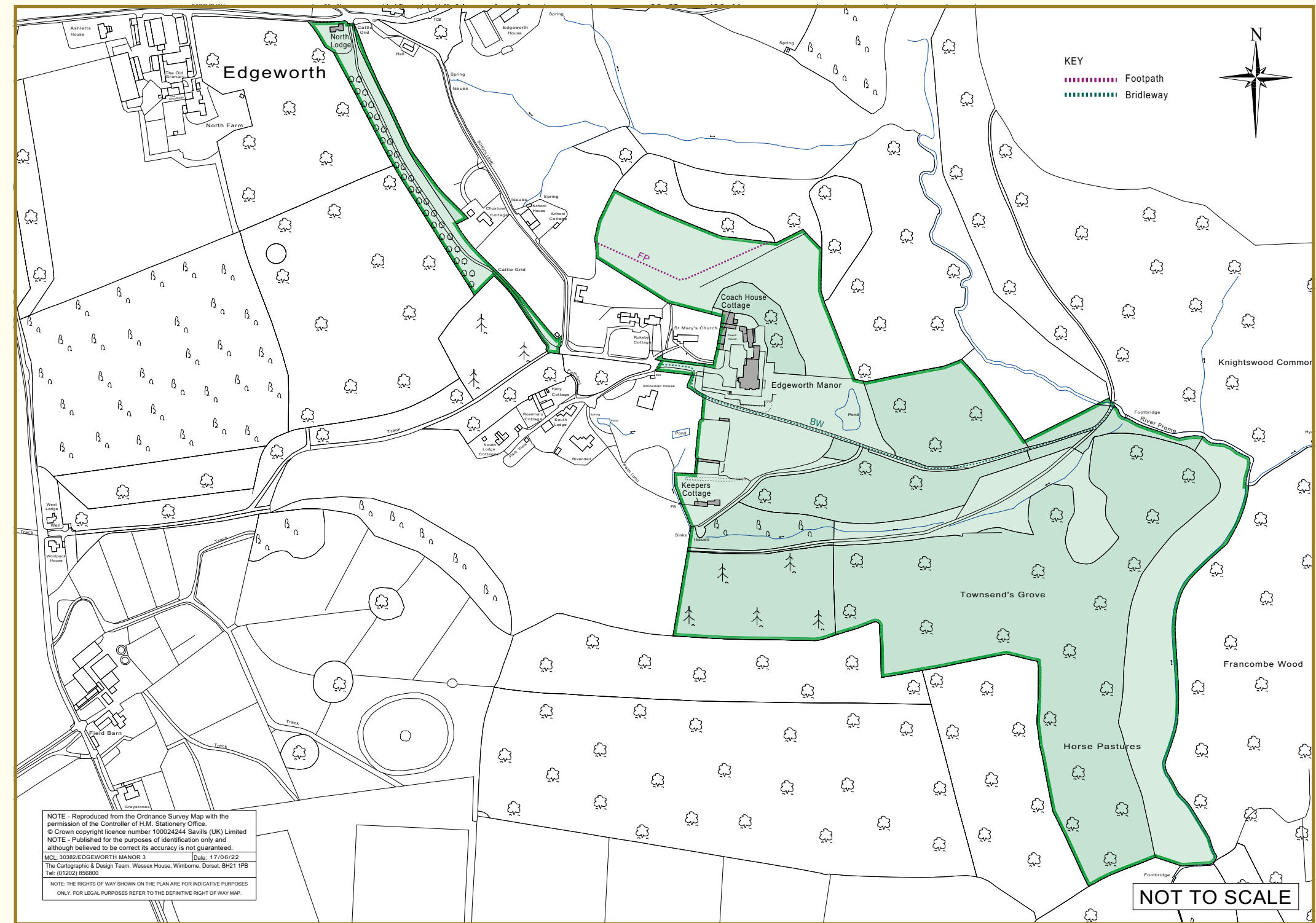
Coach House: Grade II

## VIEWING

Strictly by appointment with Savills or Knight Frank.

## FIXTURES AND FITTINGS

Those items mentioned in writing in these sale particulars are included in the freehold sale. All other fixtures, fittings, garden ornaments and furnishings are expressly excluded. Certain items may be available by separate negotiation. Further information should be obtained from Savills or Knight Frank.





Mark Riley Design - 07747 037222

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Photographs taken 2022. Particulars produced in July 2022.



