

Saddlewood Manor

Leighterton • Gloucestershire



Superb ring-fenced residential & equestrian estate in
one of the most sought after Cotswold locations

Saddlewood Manor

Leighterton • Tetbury • Gloucestershire

Tetbury 7 miles, Cheltenham 24 miles, Cirencester 18 miles, M4 (junction 18) 8 miles. Adjacent to Badminton Estate
(Distances and time approximate)

Delightful Grade II Listed Cotswold Manor House

Hall, Study, Drawing Room, Media Room/Library, Dining Room, Substantial Kitchen, Boot Room & Cellar

Master Bedroom with adjoining Bathroom and Dressing Room

5 further bedrooms and 5 bathrooms

Attractive Gardens and Grounds

Indoor Pool Complex with Sauna, Tennis Court

Extensive range of Cotswold stone buildings including large threshing barn, partly used as party barn

2 cottages

Large clear-span General Purpose Farm Building

Extensive Equestrian Facilities including Stone Built Stable Yard with 30 boxes, Outdoor all-weather school

Wood Pellet Biomass Boiler

Arable land and Pasture

In all, approximately 172 acres



SADDLEWOOD MANOR

Situated at the heart of the estate is a superb 17th Century Cotswold Stone house. The house is Grade II Listed and has been renovated throughout though many original features of the house have been retained.

The accommodation is set over three floors and the ground floor includes reception hall, superb open plan kitchen, drawing room, dining room, library/media room, study, cloak room, boot room & cellar.

On the first floor is a principal suite with adjoining dressing room and bathroom, three bedrooms (one en-suite) and two family bathrooms. The accommodation on the second floor includes two bedrooms (both en-suite) and a dressing room.

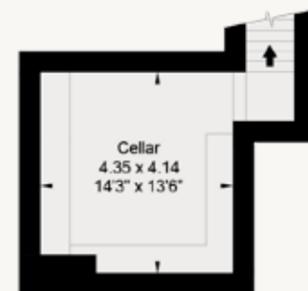
In all, the house extends to a total of 7,271 sq. ft.

The front of the house is west facing overlooking the drive and the much of the land. To the rear of the house are located several formal gardens. Close by is the Leisure Complex and the Guest Cottage.

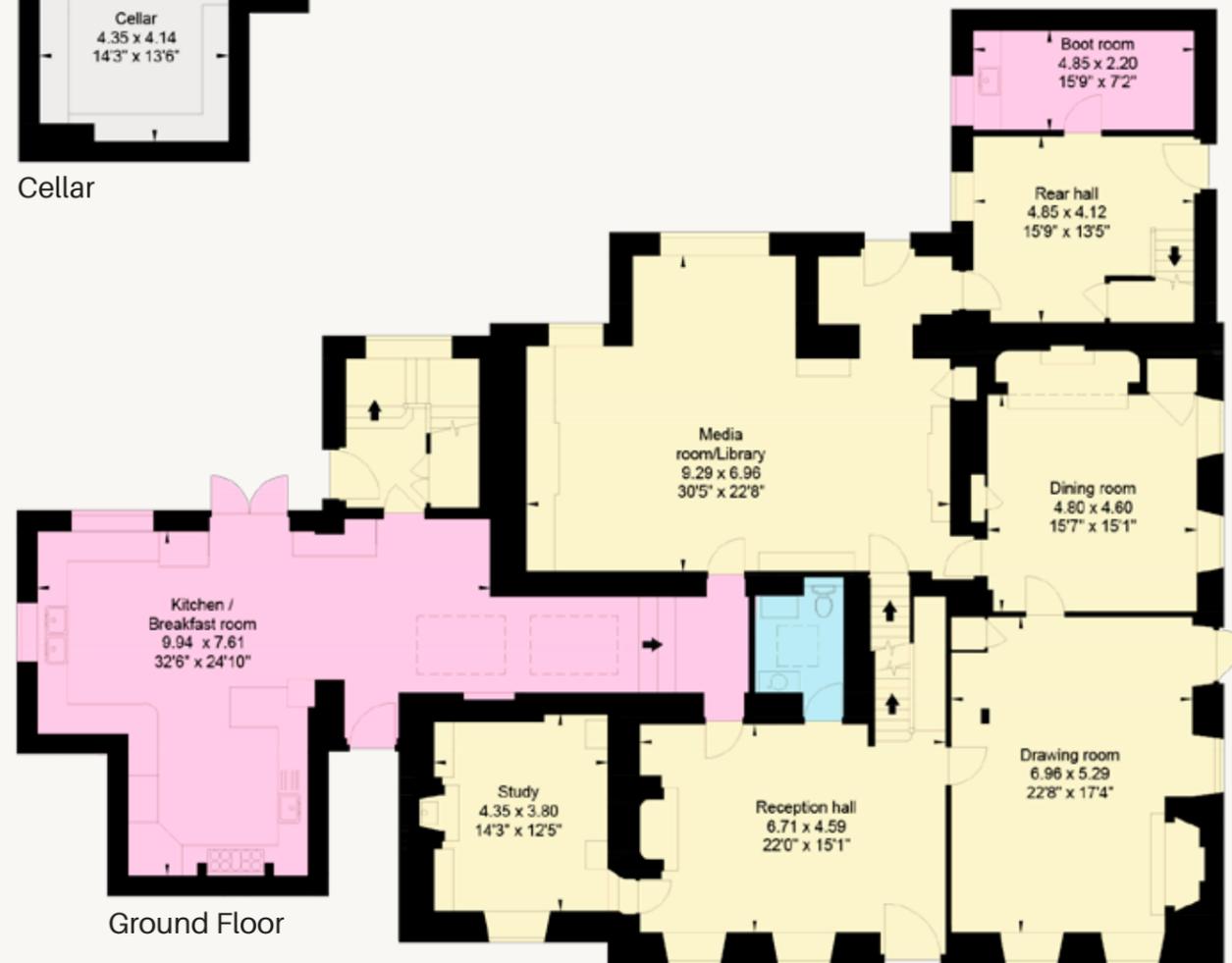
Located further away from the house is the Cottage and extensive range of Cotswold Stone Farm Buildings and Stable Yard.

A wood pellet biomass boiler provides heating and hot water for the Manor House, Leisure Complex and Guest Cottage.





Cellar



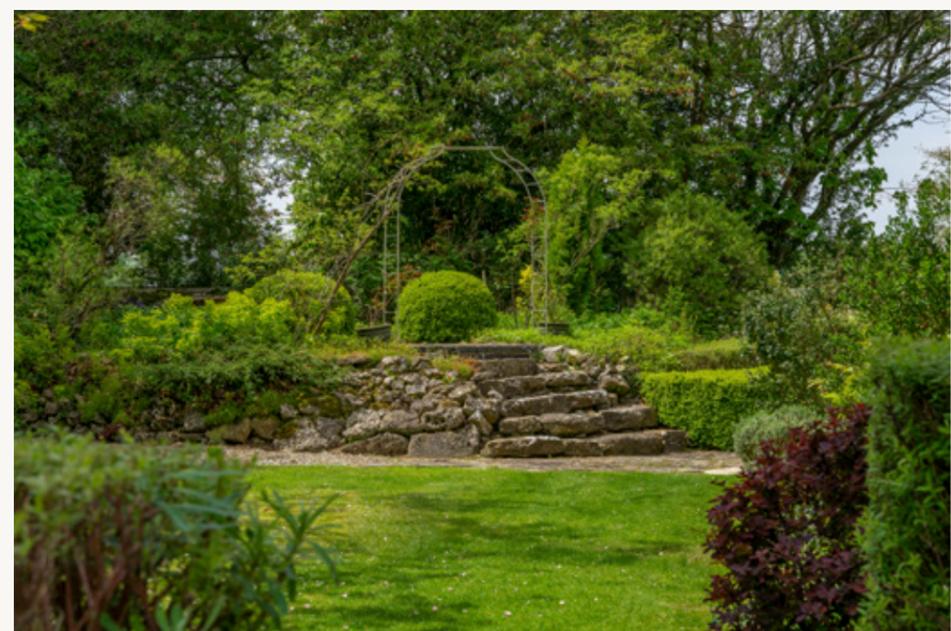
Approximate Gross Internal Floor Area:
Saddlewood Manor: 676 sq m (7,271 sq ft)

Not to scale. For identification purposes only.



Denotes restricted head height







The Guest Cottage

Approximate Gross Internal Floor Area:
The Guest Cottage: 78 sq m (841 sq ft)
Not to scale. For identification purposes only.



THE GUEST COTTAGE

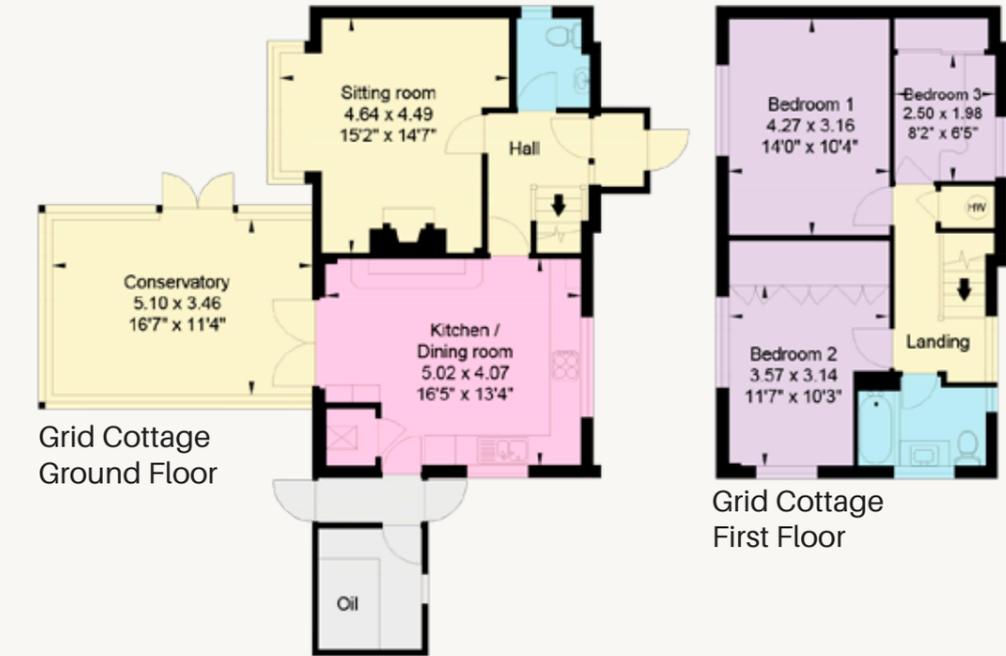
The Guest Cottage comprises kitchen, sitting room, 2 bedrooms and a bathroom. To the rear is a small garden mainly laid to lawn enclosed by a dry stone wall.

The Guest Cottage is currently vacant.



Grid Cottage

Approximate Gross Internal Floor Area:
Grid Cottage: 120 sq m (1,292 sq ft)
Not to scale. For identification purposes only.



GRID COTTAGE

Grid Cottage comprises kitchen/breakfast room, conservatory, sitting room, 3 bedrooms and shower room.

The cottage is currently let on a rolling Assured Shorthold Tenancy (AST).

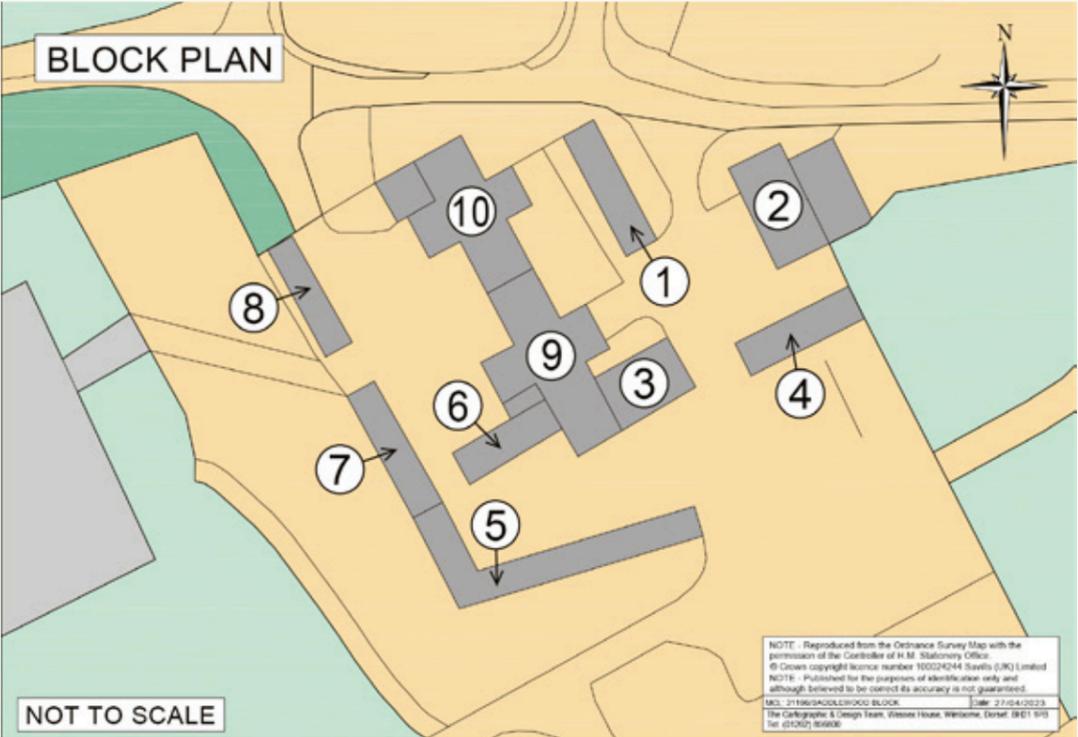
Outside there is a large garden with a terrace area, a garden shed and pond.



Approximate Gross Internal Floor Area:
Leisure Complex: 219 sq m (2,358 sq ft)
Not to scale. For identification purposes only.



LEISURE COMPLEX



No	Description	Listing
1	Cotswold Stone barn with 5 good sized loose boxes	1153206
2	Cotswold Stone Barn with 4 traditional stalls within. Granary steps up the outside lead to the second floor comprising 6 rooms	1341162
3	Adjoining the Threshing Barn housing the tack room and grooms welfare facility	1153190
4	Stone stable block with 4 boxes, plus feed room	
5	Stone L-shaped stable block set around a concrete yard comprising 10 loose boxes	
6	Further stone stable block, previously with planning consent for use as offices	
7	Traditional Stone Building with 4 further loose boxes	
8	Traditional Stone Building with 4 further loose boxes	
9	The Threshing Barn. Converted to a party barn and previously used as a polo clubhouse	1153190
10	The Threshing Barn. Remains relatively untouched	1153190

THE STABLE YARD

A range of traditional Cotswold stone buildings and stable yard with separate access

THE THRESHING BARN

Located in the centre of the buildings, a short walk from the house is the substantial Cotswold stone Threshing Barn. The barn is historically divided into two halves with one side remaining relatively untouched whilst the other side has been partially converted to a party barn and provides a wonderful space for entertaining.

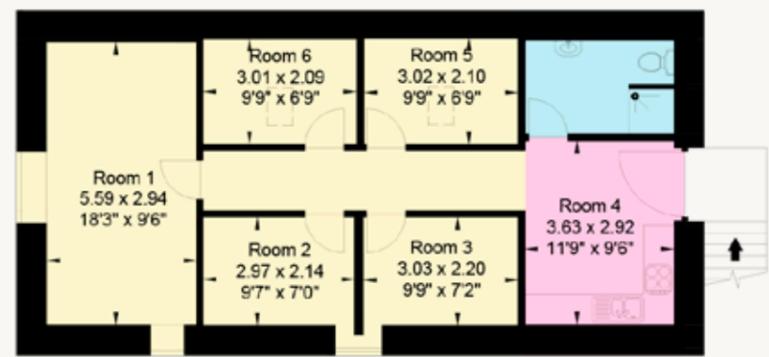
In addition, there is a cloakroom and stairs lead to a first floor.

THE GENERAL PURPOSE FARM BUILDING

A 5 bay, steel portal framed building is set away from the yard and dug into the ground to reduce visual impact.



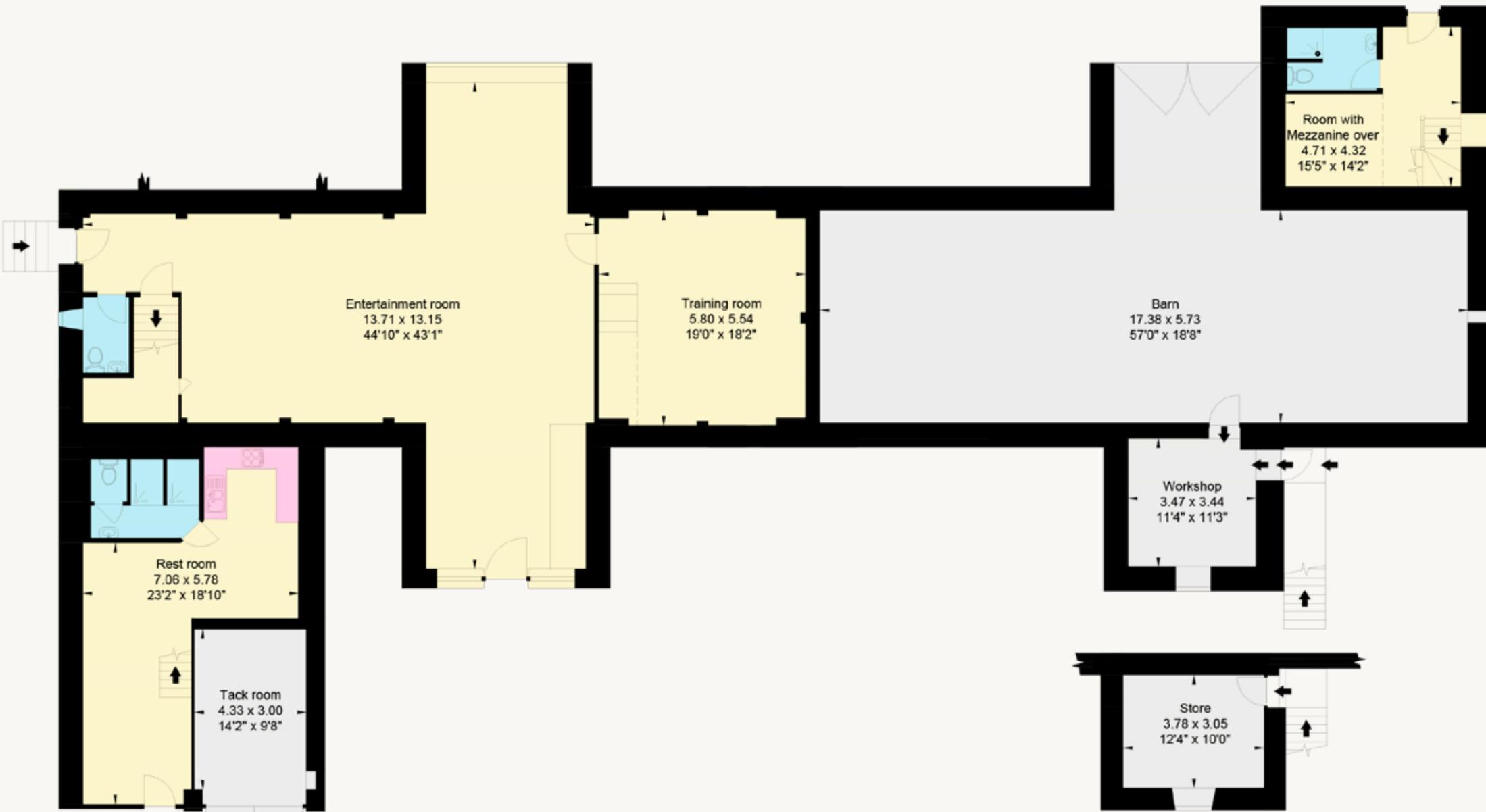
Approximate Gross Internal Floor Area:
 Stable Block: 142 sq m (1,526 sq ft)
 Threshing Barn: 479 sq m (5,157 sq ft)
 Not to scale. For identification purposes only.



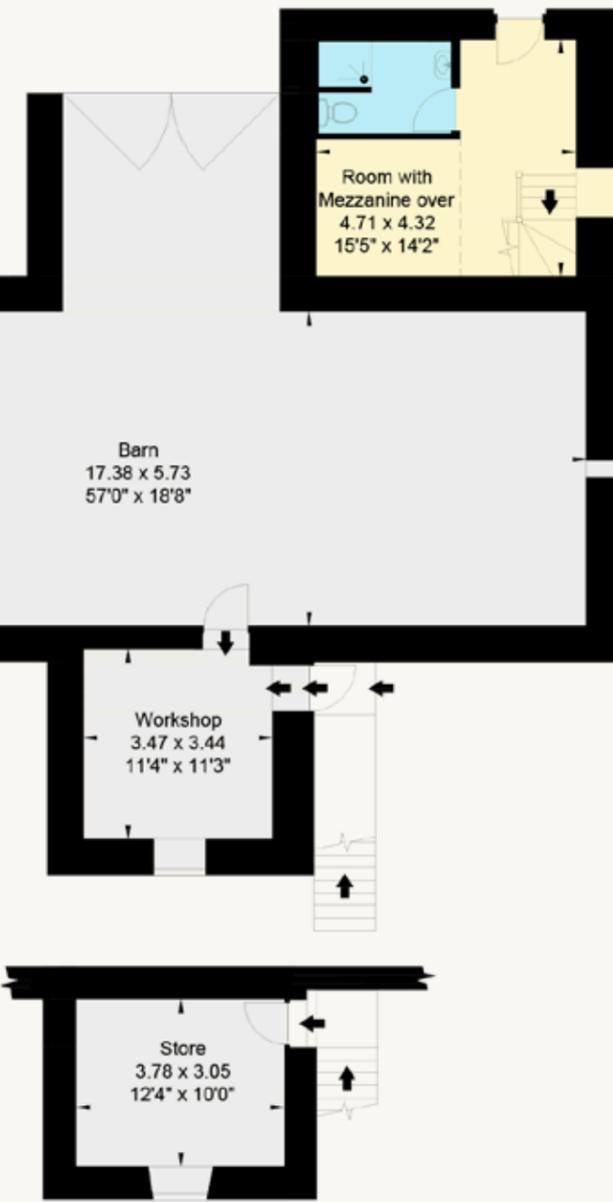
Stable Block
First Floor



Stable Block
Ground Floor



Threshing Barn
Ground Floor



Threshing Barn
First Floor over Workshop



Threshing Barn
First Floor



THE LAND

The current owner has farmed the land in an arable rotation and has recently drilled all fields to grass.

The previous owners used some of the land for a 25 acre polo field and the field used to benefit from an underground irrigation system.

According to the Soil Survey of England and Wales, the predominant soil type is of the Elmton 1 series. Described as shallow, well drained, brashy, calcareous, fine, loamy soils over limestone. The land is mainly Grade 3.

IN ALL THE LAND EXTENDS TO ABOUT 172 ACRES



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