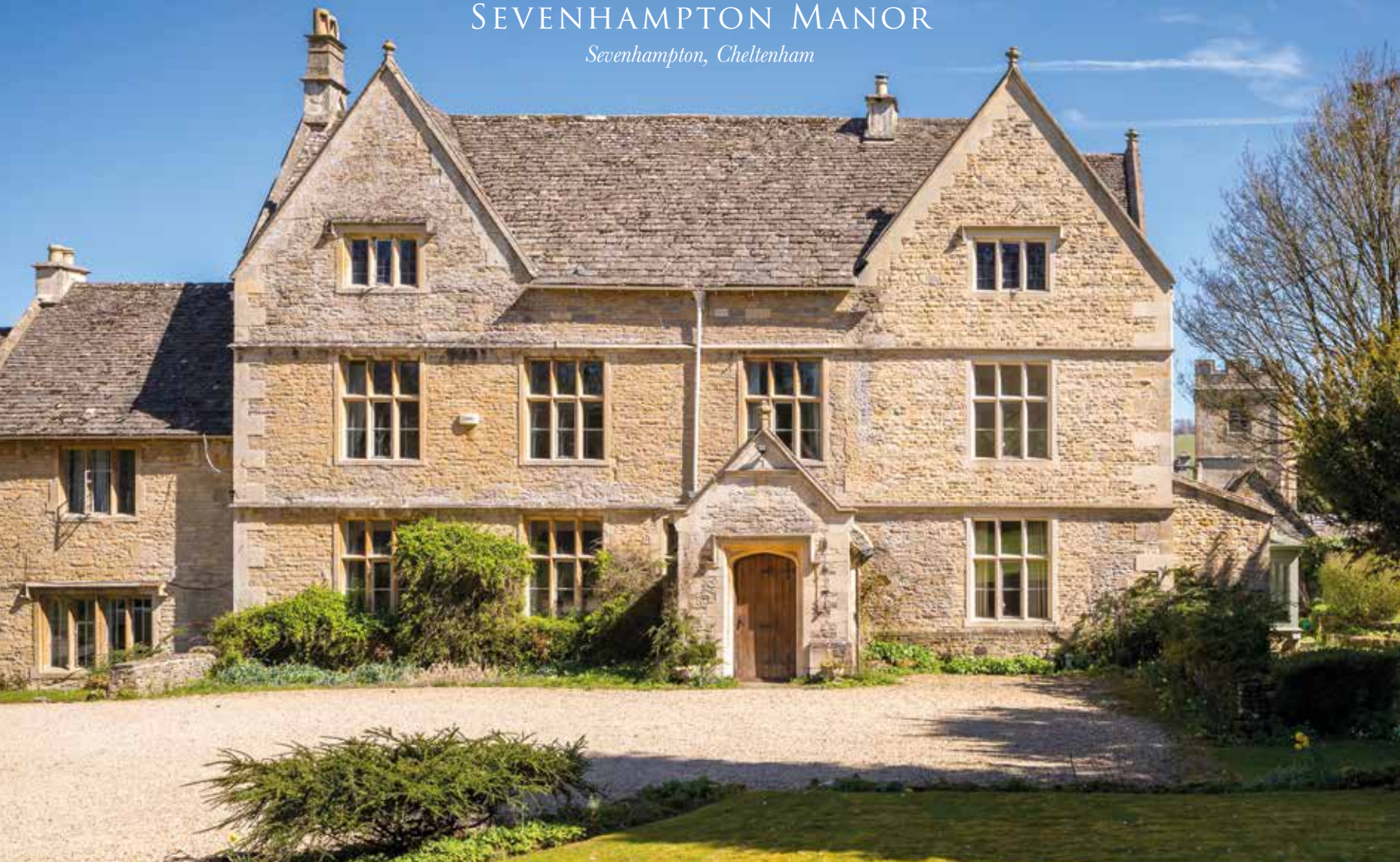




SEVENHAMPTON MANOR

Sevenhampton, Cheltenham





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A house of presence, provenance and possibility.





THE SETTING

Set quietly within the folds of the Coln Valley, Sevenhampton Manor is a home of rare substance. Positioned within a peaceful Cotswold village and surrounded by rolling countryside, this Grade II listed manor house sits within approximately 0.8 acres of gardens, enjoying far-reaching views and a sense of seclusion.

With St Andrew's Church on the doorstep and Cheltenham just seven miles away, the balance here is exactly as it should be – deeply rural yet very well connected.



Arrive in style at this truly beautiful and private setting.

Approached via a gravelled driveway with a circular forecourt, Sevenhampton Manor reveals itself gradually. Stone elevations, mature greenery and a home that has stood for centuries. This is not a house that needs to announce itself – its presence does that effortlessly.



THE FIRST IMPRESSION

THE WELCOME

Step inside and you are met with a grand central hallway that immediately sets the tone of this classic house. Parquet flooring underfoot, a stone fireplace anchoring the space, and an original staircase rising through the house – every detail speaks to its heritage.

This is a house that unfolds slowly, each room revealing a different perspective, a different atmosphere, yet all connected by a consistent sense of scale and character.





The reception spaces are both generous and beautifully proportioned, offering flexibility for modern living while retaining their original elegance.

The drawing room is particularly impressive – a triple-aspect space extending to over 30 feet, filled with natural light and perfectly suited to entertaining on a grand scale. Equally, it offers exciting potential to accommodate a spectacular live-in kitchen, if desired. An adjoining conservatory opens onto the south-facing terrace – a space that naturally draws you outside during the warmer months.

Rich in detail, the formal dining room features oak panelling, an open fire and stone mullion windows which create an intimate and atmospheric setting for hosting.

A relaxed sitting room, complete with bespoke cabinetry and a feature fireplace, offers a comfortable retreat to the front of the house.

The kitchen remains traditional in its layout, with a separate pantry and breakfast space, ready for reimagining and offering considerable potential.



LIVING & ENTERTAINING

AND SO TO BED...

Upstairs, the sense of space continues.

The principal suite is a room of real stature, complete with fireplace, adjoining dressing room and elevated views across the surrounding landscape. Three further bedrooms sit alongside – all are well-proportioned and enjoy the open outlook.

The second floor offers a more relaxed and versatile arrangement – currently configured with additional bedrooms, dressing areas and hobby spaces, but equally suited to guest accommodation, home working or creative use.

This is a house that adapts easily, offering both scale and flexibility depending on how you choose to live.







THE LOWER GROUND FLOOR

The cellar is a feature in itself with stone walls, flagstone flooring and giving a sense of the history of the house – a space that feels untouched by time.

GARDENS & GROUNDS

The gardens are positioned primarily to the south and west – ideally orientated to enjoy the afternoon and evening sun.

Laid mainly to lawn, with mature trees inset and established planting, the grounds feel private and natural rather than overly formal. Stone terraces provide ideal spaces for outdoor dining, while a raised orchard and walled boundaries add both charm and seclusion.

Two discreet pedestrian gates lead directly into the grounds of St Andrew's Church and onto Church Lane, connecting the house to the village.

A stone-built en-bloc garage and generous parking to the gravelled frontage are also offered.



A STORY THROUGH TIME

Sevenhampton Manor is not simply a home – it is a piece of Cotswold history.

With origins dating back to the 17th century, and possibly earlier, the house has evolved over generations. It was recorded as early as 1712 in a drawing by Jan Kip and was later remodelled by the Lawrence family in the 19th century.

The house was sensitively restored in the mid 20th century, with the southern wing carefully rebuilt using archive materials and traditional craftsmanship.

Sevenhampton Manor is a house that respects its past while offering enormous potential for its future.

The Practicalities

Behind the character and beauty sits a home that offers some more modern features, such as an air source heat pump and partial underfloor heating, with Ultrafast broadband available. The private drainage system is shared with the neighbouring properties.





WHERE TO GO WHEN YOU NEED...

Your morning coffee is best taken in Cheltenham, where Montpellier and The Promenade offer a mix of independent cafés and well-known favourites.

For a relaxed lunch or evening out, The Mill at Withington and Dunkertons provide excellent local options, both within easy reach.

Daily essentials are covered in nearby villages, while Cheltenham itself offers everything from boutique shopping to renowned schools and cultural festivals.

And when you need space, Cleeve Common is close by – wide open, beautifully exposed, and one of the finest walking spots in the Cotswolds.



IN SUMMARY

Sevenhampton Manor is a house of architectural and historical significance.

It offers scale without compromise, character without pretence and an opportunity that is increasingly rare – to become the next custodian of a truly special home with so much potential.

The house sits within a conservation area in the Cotswolds National Landscape, recognising the beauty and quality of this breathtaking setting.



Approx. Gross Internal Area: 7,418 sq.ft / 689 sq.m
 Outbuilding: 237 sq.ft / 22 sq.m
 Total: 7,655 sq.ft / 711 sq.m



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