



FOXCOTE MANOR

ANDOVERSFORD | GLOUCESTERSHIRE



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An impressive and immaculately presented manor house sitting beautifully in its own land nestled in the rolling Cotswold hills.

Cheltenham 6 miles, Northleach 8 miles, M5 Motorway 9 miles, Cirencester 12 miles,
Stow-on-the-Wold 13 miles, M4 Motorway 30 miles.
(Distances approximate.)

Accommodation and Amenities

Main House

Ground floor: Hall • Drawing room • Dining room • Sitting room • Snug/TV room • Kitchen/breakfast/living room
Utility room • Larder • Side hall • Boot room/rear hall • Laundry • Wine room • Office Gun room

Upper floors: Principal bedroom suite with two dressing rooms • Two guest bedroom suites • 5 further bedrooms • 3 further bathrooms

Outbuildings

Large Cotswold stone party barn with hall, sitting and dining areas with a Bar and mezzanine gallery
Coach house with Estate office • First floor 3 bed stable flat • Stable courtyard
Range of agricultural buildings and storerooms • Pastureland • Manege
3 bedroom Gate Lodge

Gardens and Land

Beautiful gardens including productive kitchen garden • Swimming pool • Tennis court • Lawns

In all about 58.64 acres

savills

 **Knight
Frank**



SITUATION

Foxcote Manor sits at the head of a long drive and centrally within its near 60 acres of private grounds and land in beautiful undulating cotswold countryside. The hamlet of Foxcote is situated in a shallow valley formed by a tributary of the River Coln, which flows through nearby Withington.

The regency spa town of Cheltenham is 10 minutes' drive to the northwest and Cirencester, 'The capital of the Cotswolds', is 20 minutes to the south. The nearest village shop and amenities are at Andoversford and there are several good pubs and restaurants with the locality.

There are many excellent senior schools in the area, notably Cheltenham College, Cheltenham Ladies College and Dean Close, prep schools at Beaudesert Park, Kitebrook and Cheltenham Prep.

The Cotswolds is a mecca for country sports of all forms, from hunting with The Cotswold to Polo at Cirencester Park and Beaufort, racing at Cheltenham, widespread shooting opportunities and several good golf courses.





THE HOUSE AND GROUNDS

Foxcote Manor is Grade II Listed, with its core dating to the 17th Century. Later additions have contributed to what is a very balanced and manageable country house of perfect size and proportion. The current owners have undertaken a wholesale renovation of the property and it is beautifully presented and finished to a high standard.

The house contains a generous drawing room and a fine dining room. Of particular note is the exceptional Kitchen/ breakfast/sitting room being double height and the ideal family living space. The house is well equipped with domestic offices and has been meticulously planned and laid out for modern day country living. From the Hall a staircase leads to the first floor, where the double height principal bedroom suite includes a balcony and two separate dressing rooms. The bedroom accommodation is laid out over the first and second floors, is well proportioned with a good ratio of bathrooms to bedrooms.

Connected to the house on the ground floor is a generous office with adjoining Gun/boot room that leads out to the stable courtyard. One side of the stable courtyard is a Coach House with a 3 bedroom staff flat on the first floor.









Gross Internal Area (Approx.)

Main House = 1,206 sq m / 12,981 sq ft

(Total area including Outbuildings = 1,687 sq m / 18,158 sq ft)



First Floor



Second Floor

TITHE PARTY BARN

Adjacent to the house is an exceptional
cotswold stone tithe barn converted into
an incredible party barn with a large hall,
open plan entertaining spaces with a bar
at one end and mezzanine gallery above.



Gross Internal Area (Approx.)
Tythe Barn = 201 sq m / 2,163 sq ft
(Total area including Main House = 1,687 sq m / 18,158 sq ft)







GARDENS

The gardens have been developed over many years and consist of a combination of lawns, meadows, herbaceous beds, walkways and avenues – all leading to views across fields and the surrounding valley. The kitchen garden provides a fabulous array of vegetables and cut flowers for the house.

There is a beautifully sheltered and unique curved walled outdoor swimming pool area with a secret rose garden and set to one side is a hard tennis court.





THE GATE LODGE

Positioned at the entrance gates is a 3 bedroom Lodge cottage with separate outbuildings and garden.

THE LAND

The fields around the house have been farmed, grazed by livestock on a consistent basis with a Farm Business Tenancy in place.

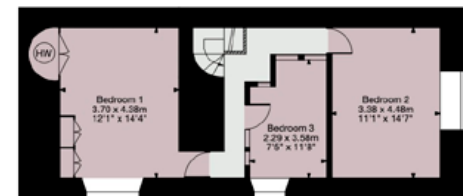
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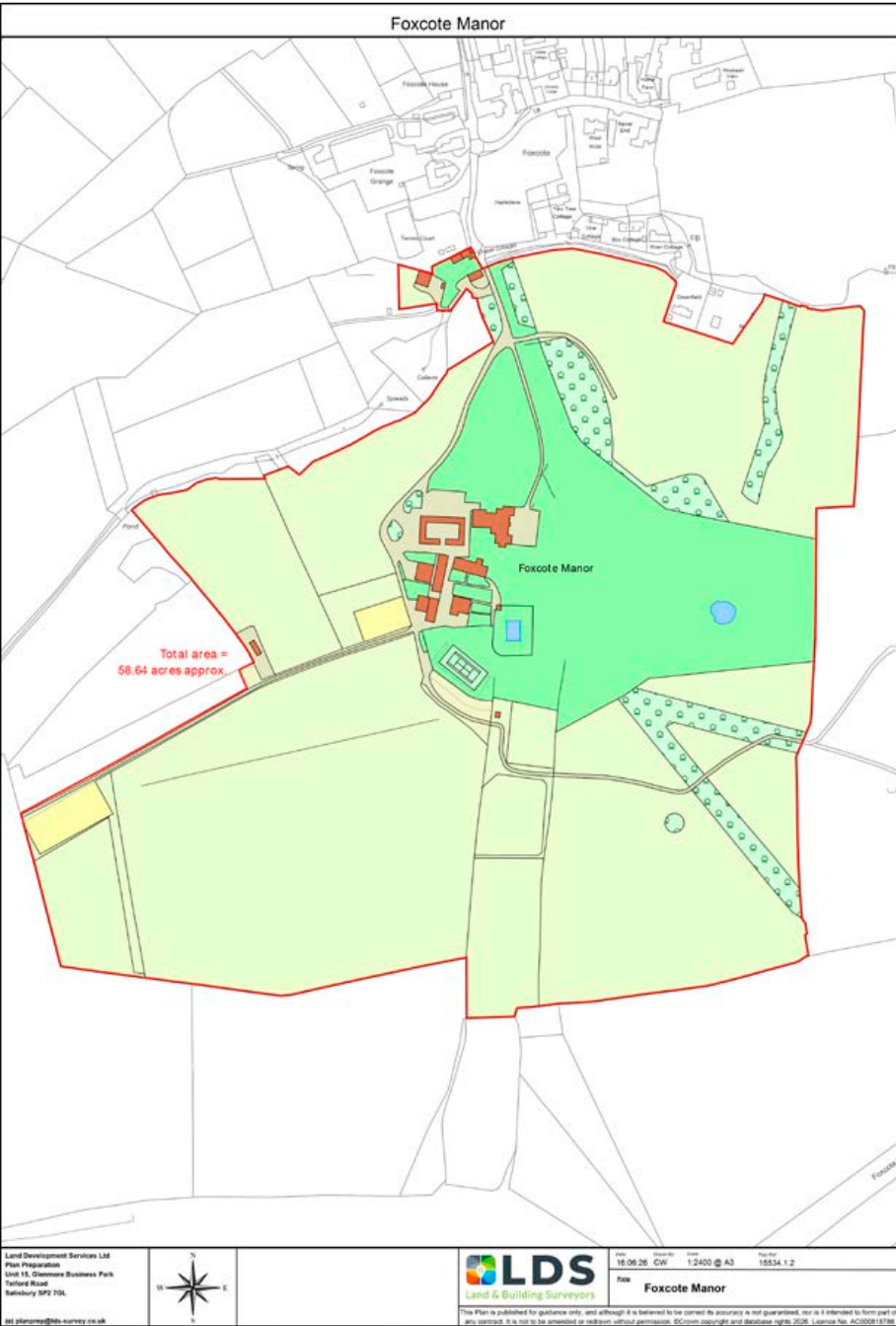
Gross Internal Area (Approx.)

Stable Flat = 92 sq m / 990 sq ft

The Lodge = 127 sq m / 1,367 sq ft

(Total area including Main House = 1,687 sq m / 18,158 sq ft)





PROPERTY INFORMATION

Tenure
Freehold

Services
Mains water
Mains electricity
Oil-fired heating and hot water
Private Drainage

Local Authority
Cotswolds District council

Council Tax
Foxcote Manor – H
Stable Flat – C
The Lodge – E

EPC
Foxcote Manor – E
Stable Flat – F
The Lodge – E

What3Words
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GL54 4LP

Viewing
Strictly by appointment with Knight Frank and Savills.

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