

# Cotswold Manor

Region: Cotswolds Sleeps: 12

## Overview

The 5-bedroom manor house has been privately owned since the 15th century and is steeped in English history. It has been beautifully refurbished and is now available as an exclusive home to rent for those seeking a discrete retreat away from city life.

Set in approximately 14.5 acres, Cotswold Manor offers an all-weather astro-turf tennis court, wonderful views across the River Windrush, gently rolling fields and the manor's own lake.

For relaxation in an atmosphere of tranquillity and charm in a classic Cotswold village, Cotswold Manor is a wonderful place to stay, be it to spend time with friends and family, entertain clients, or arrange team building for corporate groups.

This family retreat is available for your sole use on a self-catering basis for long weekends, weekly and monthly stays.

**Good news! This property is available as a Vill'otel**

### Yey! Wait... what is that?

It's the perfect combo of the privacy of your own personal villa, with all the luxury and convenience of a hotel.

### What's included?

Breakfast, cleaning, welcome drinks and hamper, plus more! Check the Extras tab for all the details.

## Facilities

**Recommended** • Vill'otel (Like a Hotel!) • Heritage Collection • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Internet • Hot Tub • Walk to Restaurant • BBQ • All Bedrooms En-Suite • Ideal for Parties • Stag/Hen Allowed • Tennis Court • Ground Floor Bed & Bath • Cable TV • Wheelchair Access • DVD • Working Fireplace • Heating • Conference Facilities • Chapel on Site • Cot(s) • High Chair(s) • Walking/Hiking Paths • Golf Nearby • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Reception Rooms

- Kitchen equipped with Miele Appliances, microwave, fridge, freezer, plate warmer, wine cooler, dishwasher
- Main Dining Room with a billiard table to seat 30
- Dining Room/Hallway with a dining table to seat 12
- Formal Lounge with an open fire
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- Snug/Cinema Room- Equipped with LCD TV, Sky & DVD player, board games (DVD library included)
- Downstairs WC
- Secret Cinema, Private screening room for up to 12 guests. State of the art movie system with surround sound, large collection of latest and classic movies, Sky, XBOX, fibre optic wi-fi, connection to laptops.

## Bedrooms

- Master Bedroom, Super King bed (configurable as twin) with en-suite and bath
- The Bentley Bedroom, Four Poster bed with en-suite (Bentley Bathroom) with a bath and walk in shower
- The Lady in Blue Bedroom, Super King bed (configurable as twin), large luxury ensuite with bath & walk-in shower room

## Attic

- Please note this floor has a shared bathroom with roll-top bath & shower
- Labrador Bedroom, Super King Size / Twin Bed
  - Snug Bedroom, Super King bed (configurable as twin) (height restrictions due to beams)
  - Snug, Two built in single beds perfect for children going through to main bedroom

## Outside Grounds

- Garden Large water feature garden, lawned lower garden, hidden hot tub, Weber charcoal BBQ, garden table, table tennis, garden games. Parking for up to eight cars in drive. The exceptional gardens were designed by Jinny Blom, the landscape gardener chosen by The Prince of Wales to design the "Healing Garden" at the 2002 Chelsea Flower Show, which won the Royal Horticultural Society's Silver Medal.
- Astro Tennis Court, This is shared with the Barn if the Estate is not rented as a whole. Please note you also have access to the laundry room equipped with washing machine and tumble dryer

## Amenities

- TV with Sky



- Cinema room
- Xbox
- Table tennis
- Open fire
- Music System
- Driveway with private parking available.
- BBQ
- Patio
- Garden
- All-weather astro-turf tennis court
- Lake
- Hot tub.

\* For larger groups Cotswold Manor can be rented as the Cotswold Manor Estate for 22 people. This combines with the Cotswold Manor, Cotswold Barn and Cow Byre Cottage.

## Location & Local Information

The Cotswolds are considered by many to be among the most beautiful areas of England. The warm richness of the soft natural limestone buildings and the wealth of the wool trade, has left a heritage of superb buildings. The area is now an attraction for anyone who loves peace and tranquillity, no matter what the season.

### Areas of interest

#### *Cotswolds Way*

Wonderful walks around the Cotswolds often taking in some delightful public houses along the way – some serving their own locally brewed real ale.

#### *Broadway*

A very fine example of a Cotswold town with gift shops and tea shops where you can browse away a few hours (or visit the Lygon Arms for the best in afternoon teas).

#### *Daylesford*

A unique country experience – browse around the many delights, which includes a fabulous garden and household accessories, beautiful clothing, and a really wonderful delicatessen where you can finish off with a brunch, lunch, afternoon tea etc.

#### *Burford*

A stunning hillside town with hosteleries, tea shops, and antique shops. Of all the towns located on the River Windrush, this must be the most famous and is a must see.

*Bourton-on-the Water/ Bourton-on-the-hill, Bibury and Upper/Lower Slaughter*  
All lovely Cotswold towns and villages and well worth a visit.

#### *Stow-on-the-Wold*

Another very close Cotswold Town that has many Antique shops, Art Galleries and craft shops (and of course tea shops!)

#### *Cheltenham*

For the racecourse, lovely Georgian/Regency architecture, smart shops and many places of cultural interest to visit.

#### *Statford-Upon-Avon*

Birthplace of Shakespeare. A very historic town full of Tudor / Elizabethan architecture and lovely walks along the River Avon.

#### *Oxford*

Universities, dreaming spires, museums, deer parks, botanical gardens,



beautiful walks along the Isis and Thames.

*Blenheim Palace*

A fine stately home with gardens and the birthplace of Sir Winston Churchill. Also worth a visit is nearby Woodstock and Bladon where Sir Winston was buried.

# Terms & Conditions

- Security deposit: £1500. This is paid prior to arrival and will be refunded in full after departure subject to damage inspection.
- Arrival time: 4 p.m. onwards.
- Departure time: 12 p.m.
- Pets welcome?: No pets are allowed at the property.
- Insurance: It is recommended that all guests take out insurance to cover against potential cancellation and any accidental damage caused during your stay at the property.
- We must be notified in advance of any extra guests or additional nights and this will incur an extra cost.
- Should you require catering or another service, we have our preferred suppliers and will gladly arrange for you. Deep fat frying is not permitted in the property.
- We would ask you to enjoy the property and all the contents but to respect that the property is a privately owned house and as such is still used by the owners. Some items are very old or fragile so please think carefully before moving any furniture out of its current position.
- If you have a party either inside or outside, please do remember that many of the people in the village are of the farming community do retire early and have early morning starts. Noise does travel in a quieter environment and we would hope that you would respect this. We ask that all outside music is turned off by midnight.
- The property should be left in a good, clean and tidy condition and should you incur any breakages and damage we would ask you to inform us immediately.
- Candles must not be left unattended and indeed no candles are allowed in the upper floors at all. Fires must not be left unattended and caution must be taken to ensure that the fires are left safe at all times.
- Please ensure that you are familiar with the grounds and the layout and ensure that children and elderly are aware of the dangers.
- We supply a BBQ for your use and would ask you to take due care whilst using this. Please use correct utensils and gloves provided and please ensure that children are kept away as this BBQ can get very hot. Also ensure that the BBQ is placed well away from anything that might catch fire.
- Please note that the maximum numbers of guests is 10 in the Manor, due to our insurance restrictions. There are also some restrictions on toddlers due to the age of the building and the water features, please call for further information.
- Please be aware the owners do not allow any outside catering at the property