

# River Severn Mansion

Region: Cotswolds Sleeps: 20 - 30

## Overview

### Spread out in style!

In line with the latest restrictions coming into force on 14th of September 2020, clients can either choose to book the entire property at a discounted rate or alternatively, River Severn Mansion can be split into three separate properties, with each unit sleeping a maximum of 6 guests.

*Accommodation break down will be as follows :*

#### Main House:

- 2 lounges
- Kitchen
- Dining area
- 5 bedrooms
- 3 bathrooms
- Hot tub

#### West Wing:

- Kitchen
- Dining room
- Cloakroom
- 3 bedrooms
- 2 bathrooms
- Swimming pool

#### The Lodge: (sleeps 4)

- Cinema room can be come lounge with double bed
- Games room with sofa beds
- Shower room with WC

*Please enquire if you would like further information or pricing for the above units.*

This stunning riverside property offers the perfect group retreat. River Severn Mansion offers the ideal space for hen and stag parties, birthday parties, family celebrations and friend's get-togethers! Boasting beautifully furnished rooms and breath-taking views, along with an indoor, heated swimming pool



and a games room, there is something for everyone to enjoy! Set in half an acre of land, the property benefits from views across the River Severn, such that you can enjoy views of the surfers riding the Severn Bore and the calming sounds of water.

The River Severn Mansion is approached via a gravelled driveway, with electric gates and security, there is ample off-road parking for the whole group. On approach, the house offers a quintessential charm and elegance and as you step through the front door the warm atmosphere of the property continues to be evident. You can choose to cook for yourselves or be catered for whilst putting your feet up, lighting the open fires and remembering what quality time with your friends and family is all about! The house provides abundant space for everyone to spend time together as well as to finding moments of peace and quiet to yourself. Throughout the property there are four reception rooms, including a sitting room with a wood burning stove, a spacious dining room, a kitchen/breakfast room, four bath/shower rooms, two cloakrooms and nine bedrooms. You will also find a separate lodge house, with a games room with table tennis, a pool table and table football, so the championships can begin from the moment you arrive! Downstairs there is a cinema room and space for two more guests to sleep.

The luxurious heated indoor swimming pool has French doors opening to the garden with access to the River Severn. The garden itself provides a tranquil setting for the whole group, with outdoor seating, sun loungers and a lawned area, all in view of the glistening waters of the river. River Severn Mansion is the perfect setting for a magical holiday, a place to spend time with the people you love, eat delicious food and give yourself a bit of well-deserved pampering.

## Facilities

Great Value • Modern • Chateaux & Castles • Heritage Collection • Private Pool • Child-Safe Pool • Heated Pool • Indoor Pool • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets Welcome • Hot Tub • Walk to Restaurant • BBQ • Ground Floor Bed & Bath • Satellite TV • Games Room • Indoor Games • Outdoor Games • Home Cinema • DVD • Working Fireplace • Heating • Cot(s) • High Chair(s) • Waterfront • Golf Nearby • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Tourist Towns & Villages

# Interior & Grounds

## Ground Floor

- Reception hall
- Kitchen and breakfast room (2 x dishwashers)
- Cosy snug
- Living room with wood burning stove
- Formal dining room (seating up to 30 guests)
- Bedroom with double bed, double sofa bed and en-suite shower room
- Cloakroom/WC x2
- Indoor heated swimming pool

## First Floor Left Side

- Bedroom with twin single beds and additional single bed
- Bedroom with double bed
- Family shower room

## Second Floor

- Master bedroom with super-king bed
- Bedroom with twin single beds

## West Wing

- Bedroom with double bed
- Bedroom with twin single beds
- Family shower room
- Big Brother-style dorm with 11 single beds and en-suite shower room

## Lodge house

- Games room with table tennis, pool table and table football
- Cinema Room with 75-inch TV, Sky and PlayStation 4
- Bedroom with double bed and L-shaped sofa to sleep an extra 2 guests
- Shower room

## Exterior Grounds

- Hot tub (available for an additional charge of £250)
- Outdoor dining area
- Sun loungers
- Outdoor sofa area
- Gas barbecue
- Fire pit
- Trampoline
- Marquee hire is available at an extra charge
- Parking for 20 cars





## Location & Local Information

The River Severn Mansion is located about 5 miles from Gloucester. Set in half an acre of land, the property benefits from beautiful views across the River Severn. The house is approached via a gravelled driveway, with electric gates and security, there is ample off-road parking for the whole group, with space for up to 20 cars. The rustic Red Lion pub is located nearby, should you wish to pop out for a pint during your stay. Also in the nearby area you will find, Cheltenham Racecourse, Chepstow Racecourse, Gloucester Rugby Club and fantastic places for outdoor activities such as climbing, mountain biking, kayaking and paintballing! For children visiting, there is also Go Ape nearby, the Cotswolds water park and Birdland, so there is plenty to keep you busy and entertained should you decide to leave the River Severn Mansion. The nearest train station is Gloucester and Bristol and Birmingham airports are only about an hour's drive from the property.

The property itself offers a tranquil and peaceful setting, where the highest levels of noise come from the river waters! With a picturesque garden and river views there is really no need to leave the property at all! Guests can fish from the river bank; however, you will need a rod licence which is easy to obtain from the post office. The house is excellently located for watching the famous Severn Bore, so make sure you check the tide times during your stay. This fabulous location offers something for the whole group, an ideal retreat for friends and loved ones.

## Local Amenities

Nearest Airport	<b>Bath Airport (50.1miles)</b>
Nearest Golf	<b>Gloucester Golf Club (10.3miles)</b>
Nearest Town/City	<b>Gloucester (6.8miles)</b>
Nearest Train Station	<b>Gloucester Train Station (6.9miles)</b>
Nearest Restaurant	<b>Severn Bore Inn (Walking Distance)</b>
Nearest Supermarket	<b>Tesco Superstore (6.4miles)</b>



## What Oliver loves...

- Stunning riverside property, perfect for parties and celebrations!
- Grandstand view of the surfers riding the Severn Bore!
- Indoor heated swimming pool perfect for kids and adults alike.
- Peaceful location, ideal for an escape from the hustle and bustle.

## What you should know...

- The nearest airports are Bristol and Birmingham, both about an hour's drive from the property.
- One of the bedrooms can sleep up to 10 adults in single beds.
- Marquee hire is available at an extra charge
- Bespoke weddings with ceremony can be arranged

# Terms & Conditions

- Security deposit: £1000 (£1500 for stag & hen do's)
- Arrival time: After 3.00pm
- Departure time: Before 10.00am
- Energy costs included?: Yes
- Heating costs included?: Yes
- Linen & towels included?: Yes
- End of stay cleaning included?: Please note that there is a cleaning charge of £200 payable on check out.
- Pool heating charge?: There is an additional charge of £400 for pool heating for 2-nights and £500 for the week. Please request at time of booking.
- Tax: No tourist tax
- Changeover day: Any day of the week
- Minimum stay: 2 nights, 4-nights across Christmas dates.
- Smoking Allowed?: No
- Pets welcome?: Yes, £35 for a weekends and £70 for a week stay per dog. Max of 4 dogs allowed at the property.
- Internet access?: Yes
- Other Ts and Cs: A hot tub can be hired for an additional charge of £250, while a party tent can be hired for an additional charge of £350. Please enquire at time of booking.