

# BAGENDON MANOR

— BAGENDON —



# Bagendon Manor, Bagendon, GL7 7DU

Reception Hall • Drawing Room • Sitting Room • Dining Room  
Kitchen • Larder • Utility • 5 Bedrooms • 3 Bathrooms • Attic Rooms  
2 Cellars • Garage • Landscaped Gardens • Pond • Paddock • Parking

## A sensational country house and a wonderful opportunity in the heart of the Cotswolds

### Description

Bagendon Manor is the most sensational country house which has been in the same family for the last sixty years. Cherished and maintained over the years, the house is steeped in history and with its commanding yet private position overlooking the village, this really is a rare find!

An exceptional family home, having been remodelled internally by the current owners in the late 20th Century, it now provides fantastic living and entertaining space. Generously proportioned, it could also be an ideal renovation project to make this a fabulous contemporary home whilst highlighting the original features, charm and character.

The house sits beautifully within its own land of circa 6 acres in an elevated position overlooking the mill pond, church, the village and valley beyond. A discreet gravel driveway sweeps up to the front of the house providing ample parking.

Elegantly symmetrical, the house is built of Cotswold stone under a hipped stone tile roof, stone mullion windows, dressed stone architraves and a magnificent gabled porch. The house is reputed to have been rebuilt by Edward Haines during the 19th Century. It is also understood that some 350 years ago, Bagendon Manor was a hunting lodge for the Longleat Estate.

The reception rooms offer fabulous space for entertaining family and friends, yet also provide a feeling of comfort and warmth making this a very welcoming home despite its grandeur. All the four principal reception rooms flow off the inner hall giving the house an exceptionally spacious yet comfortable feel.

Laid out over three floors, the first floor provides five excellent bedrooms and three bath/ shower rooms. The entire second floor offers superb potential to provide further accommodation to suit.

The lower ground floor comprises two cellars, an excellent addition for the wine connoisseur!

The gardens and grounds at Bagendon Manor are delightful and elegantly manicured. The terrace area leading from the kitchen is perfect for al fresco dining and enjoying warm evenings with south facing views. Various different sections give an enchanting feel to the gardens which are predominantly laid to lawn, interspersed with a variety of specimen trees and herbaceous borders. The garden pond is both spring fed and collects surface water run-off. There is a large paddock directly behind the house with separate road access.

## Location

Bagendon is one of the most beautiful and highly sought-after villages in the Cotswolds. As soon as you drop into the valley it is immediately clear why. The village is dotted with elegant period homes, quaint Cotswold stone cottages and fabulous walks on the doorstep. The setting is quite simply magical! It is extremely rare that properties come up for sale in this quintessential Cotswold village.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive away, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as North Cerney Church of England Primary Academy, St Andrews Church of England School, Stratton Church of England Primary School, Powells, Beaudesert Park, Westonbirt, Rendcomb College, Cheltenham College and Cheltenham Ladies College, Marling, Pate's, Marlborough College, to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Baunton, Minchinhampton and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services from Kemble and Cheltenham.



*Cirencester 3 miles  
Kemble 9 miles  
(London Paddington 60 minutes)  
Cheltenham 12 miles  
M4 (Junction 15) 22 miles*

*All distances and times are approximate*







## General Information

Tenure: Freehold. Grade II Listed.

Services: Mains water and electricity.  
Oil-fired central heating. Private drainage.

Postcode: GL7 7DU.

Viewing: Strictly by appointment through  
Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in  
these sales particulars are included in the sale.  
All others are specifically excluded but may  
be made available by separate negotiation.

Local Authorities: Cotswold District Council,  
Trinity Road, Cirencester, Gloucestershire.  
Tel: 01285 643000. Council Tax Band G.

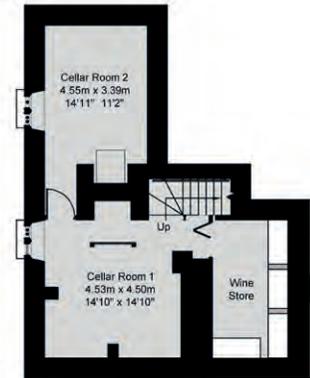
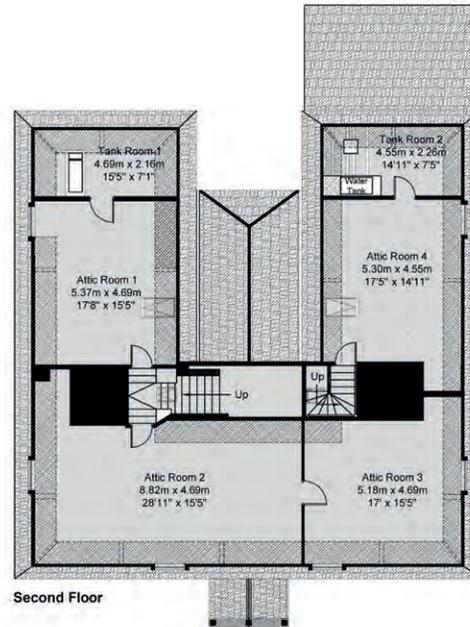
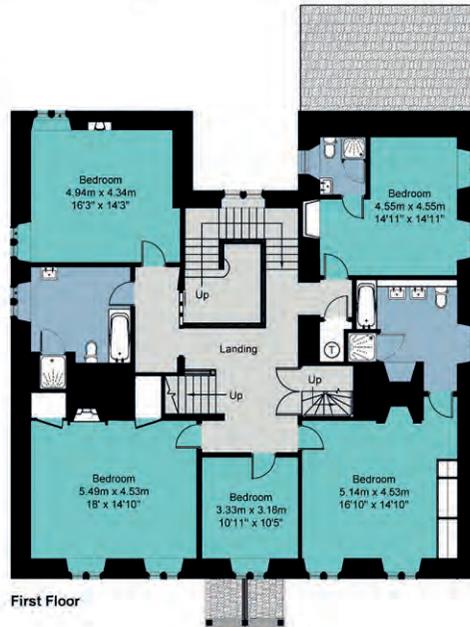
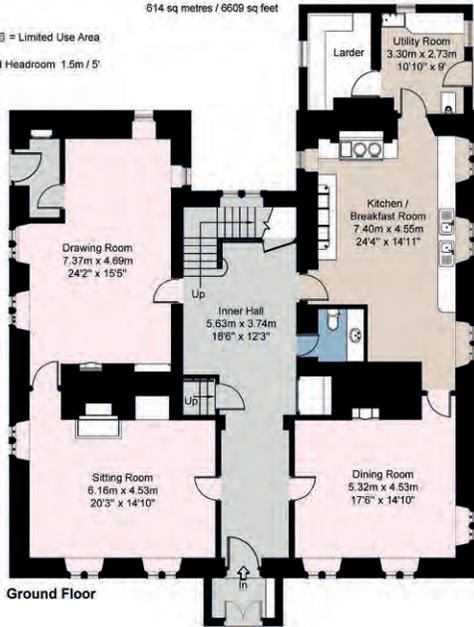


**Bagendon Manor, Bagendon, Gloucestershire**

House Approximate IPMS2 Floor Area 500 sq metres / 5382 sq feet  
 House Limited Use Area 46 sq metres / 495 sq feet  
 Cellar 55 sq metres / 592 sq feet  
 Garage 13 sq metres / 140 sq feet

Total 614 sq metres / 6609 sq feet

 = Limited Use Area  
 = Reduced Headroom 1.5m / 5'



**Cellar**

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 07890 327 241  
 Job No SP1769  
 This plan is for identification and guidance purposes only.  
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 Not to scale unless specified.  
 IPMS = International Property Measurement Standard  
 Outbuildings  
 Not Shown In Actual Location Or Orientation

**SHARVELL PROPERTY**

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