

THE MANOR

— CHEDWORTH —



THE MANOR, CHEDWORTH, GL54 4AA

Entrance Hall · Sitting Room · Kitchen/Breakfast Room · Drawing Room · Dining Hall · Wash Room · Boot Room · Utility Room · Cloakroom · Library Study · 5 Bedrooms · Dressing room · 3 Bathrooms · Workshop · Barn · Landscaped gardens · Paddock · Ample driveway parking · Set in circa 5 acres

Annexe: Office Kitchen · Office · Cloakroom · Sitting/Dining Room · Kitchen Bedroom · Bathroom

An impressive Grade II Listed Cotswold Manor house in a fabulous village

Location

Tucked away behind a sweeping driveway and nestled in the heart of a charming Cotswold village, The Manor offers a wonderful balance of tranquillity, community and connectivity.

Life here unfolds at a gentler pace. The village is centred around its historic church and thriving village hall, with a strong sense of community woven into everyday life. Seasonal events, local clubs and village gatherings create a welcoming atmosphere, while the highly regarded St Andrew's Church of England Primary School lies at the heart of the community.

Surrounded by the rolling landscapes that have made the Cotswolds one of England's

most cherished destinations, The Manor enjoys an enviable position between Cirencester and Cheltenham, placing some of the region's finest amenities within easy reach.

Known as the 'Capital of the Cotswolds', Cirencester is a town rich in heritage and character. Elegant limestone buildings frame bustling market squares, independent boutiques, artisan cafés and acclaimed restaurants, creating a vibrant destination for shopping, dining and socialising throughout the year.

To the north lies the elegant Regency town of Cheltenham, celebrated for its tree-lined promenades, cultural scene

and year-round calendar of renowned festivals. From literary gatherings and world-class jazz performances to the excitement of Cheltenham Racecourse, the town offers an abundance of entertainment and sophistication.

For families, the area is particularly appealing, with an excellent selection of highly regarded state, grammar and independent schools nearby.

Beyond the village, an exceptional outdoor lifestyle awaits. Miles of footpaths and bridleways meander through unspoilt countryside, inviting long walks, cycle rides and days spent exploring the landscape. Golf courses at Cheltenham,

Baunton, Shipton and Naunton Downs are all within easy reach, while the lakes and waterways of the Cotswold Water Park provide opportunities for sailing, paddleboarding, swimming and waterside dining.

Despite its idyllic rural setting, The Manor remains remarkably well connected. High-speed broadband supports modern home working, while excellent road and rail links place London, the Midlands and the South West within convenient reach. Whether seeking a permanent home or a country retreat, it is a setting that combines the beauty of village life with the convenience of contemporary living.

Description

Nestled in the heart of one of the Cotswolds' most sought-after villages, The Manor is a distinguished Grade II Listed country house that effortlessly combines historic charm with exceptional potential. Set within beautifully landscaped grounds and surrounded by the timeless beauty of the Gloucestershire countryside, this remarkable home offers an enviable lifestyle defined by space, privacy, and rural elegance.

From the moment of arrival, The Manor impresses with its handsome architecture and rich heritage. Characterful features are found throughout, including stone mullion windows, exposed beams, wooden flooring, and attractive Cotswold stonework, all contributing to the home's warm and welcoming atmosphere.

Designed for both grand entertaining and relaxed family living, the generously proportioned reception rooms provide an abundance of versatile living space. Whether hosting formal gatherings, enjoying quiet evenings by the fire, or celebrating special occasions with family and friends, the house offers a setting that is both impressive and comfortable.

At the heart of the home, the well-appointed kitchen and breakfast room serves as a natural gathering place. With ample storage, extensive worktop space, and views across the gardens, it is perfectly suited to modern family life while retaining its traditional country-house character.

Arranged over two floors, the accommodation is thoughtfully balanced and enjoys delightful views over the gardens and picturesque village beyond. The principal suite offers a peaceful retreat, complemented by a selection of further bedrooms and bathrooms that provide flexibility for family, guests, or home working.

Outside, the grounds are a particular highlight. Beautifully landscaped lawns blend seamlessly with wildflower meadows and colourful herbaceous borders, creating a tranquil and private environment throughout the seasons. The paddock to the rear, certified organic, further enhances the property's rural appeal and versatility and is ideal for simply enjoying the open countryside.

Life at The Manor is as much about the setting as it is the house itself. Chedworth is renowned for its quintessential Cotswold character, with honey-coloured stone cottages, a vibrant village community, and glorious countryside walks on the doorstep.

Offering a rare combination of heritage, character, and opportunity, The Manor presents an exceptional chance to create a truly outstanding country home in one of the region's most desirable locations.



Cirencester 8 miles

Cheltenham 11 miles

Kemble Station 14 miles

(London Paddington 75 mins)

Swindon 24 miles

M4 (Junction 15) 26 miles

All distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

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

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 B and H. EPC rating D and F.

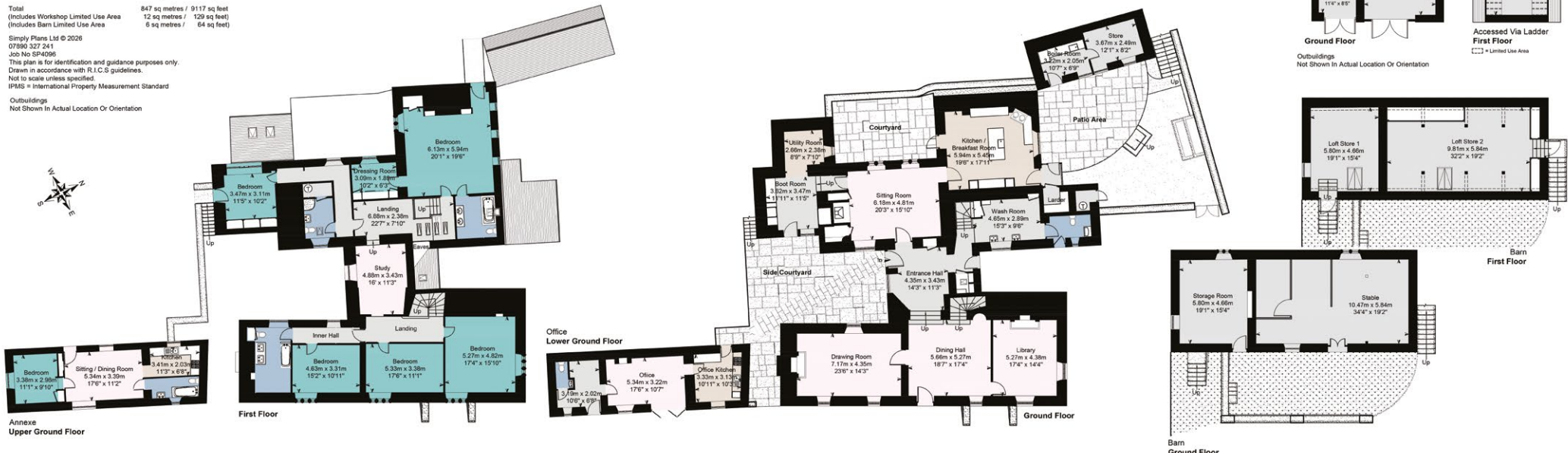


The Manor, Cheap Street, Chedworth, Cheltenham, Gloucestershire

Approximate IPMS2 Floor Area	471 sq metres / 5079 sq feet
House	42 sq metres / 452 sq feet
Office	42 sq metres / 452 sq feet
Annexe	43 sq metres / 463 sq feet
Boiler Room	17 sq metres / 183 sq feet
Workshop	98 sq metres / 1055 sq feet
Barn	176 sq metres / 1884 sq feet
Total	847 sq metres / 9117 sq feet
(Includes Workshop Limited Use Area)	(12 sq metres / 129 sq feet)
(Includes Barn Limited Use Area)	(6 sq metres / 64 sq feet)

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 This plan is for identification and guidance purposes only.
 Drawn in accordance with R.I.C.S guidelines.
 Not to scale unless specified.
 IPMS = International Property Measurement Standard

Outbuildings
 Not Shown In Actual Location Or Orientation



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