

# WOODMANCOTE MANOR FARMHOUSE

— WOODMANCOTE —







# WOODMANCOTE MANOR FARMHOUSE, WOODMANCOTE, GL7 7EF

**Farmhouse:** Entrance hall • Kitchen • Dining room • Drawing room  
Sitting room • Utility • Larder room • Cloakroom • 6 Bedrooms  
4 Bathrooms • Terraces • Enclosed gardens • Paddock  
Driveway and private parking

**Annex:** Porch • Open plan kitchen/ dining/ sitting room •  
2 Bedrooms • Bathroom and shower • Cloakroom

## A quintessential Cotswold farmhouse with separate annex and paddock

### Description

Woodmancote Manor Farmhouse is a gorgeous Grade II Listed family home bursting with an abundance of period charm and character including open fireplaces, exposed oak beams, stone mullion windows, window seats, and flagstone floors.

The house is constructed of Cotswold stone and is understood to be of mid- 17<sup>th</sup> Century origin with 20<sup>th</sup> Century additions. The house is exceptionally welcoming and generously proportioned throughout.

The layout lends itself extremely well to contemporary living with four well-

proportioned reception rooms on the ground floor, including the kitchen, all flowing off the central hall. The kitchen is without doubt the heart of the house and a wonderful space in which to gather with family and friends, perfect for quiet chats over morning coffee sitting on the window seat, or animated family discussions over the kitchen island whilst cooking up a storm on the wonderful cream Aga.

Upstairs, the principle bedrooms are all located off the main landing and have been beautifully laid out to provide comfort and discreet storage.

There are five bedrooms on the first floor, two of which are en suite and there is also a family bathroom. The second floor comprises a generously portioned suite with double bedroom, open plan bathroom and separate loo.

The independent annex offers excellent ancillary accommodation with a bright and light open plan kitchen/ dining/ sitting room, two bedrooms, one with en suite shower and the other with an en suite bathroom. A terrace and enclosed garden make this ideal for hosting family and friends.

The landscaped garden is predominantly laid to lawn, interspersed by herbaceous borders and seating areas. The garden has been thoughtfully designed to offer quiet corners, children's play space and pretty colours at various times of the year. The paddock has been wonderful for hosting parties and weddings in the past and serves well as a football/ cricket pitch for the sport enthusiasts!

The driveway provides ample private parking.

## Location

Woodmancote Manor Farmhouse is a sensational Cotswold home located in the pretty village of Woodmancote, conveniently situated close to both Cirencester and Cheltenham. The house is surrounded by stunning Cotswold countryside with idyllic dogs walks on the doorstep.

Rendcomb with its handy post office and general store is a short mile away, and has a reputable doctor's surgery. The Bathurst Arms in nearby North Cerney is a welcome spot for a refreshing drink after a long Sunday walk and serves delicious local organic produce with an original tapas menu.

Known as the "Capital of the Cotswolds", Cirencester 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.

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

The area offers a superb choice of schooling with an enviable selection of state and grammar schools such as North Cerney Primary School, St Andrews Church of England Primary School, Stratton Primary School and Powells, Pate's and Marling, as well as a wide range of impressive private schools, such as Rendcomb College, Beaudesert Park, Westonbirt, Cheltenham Colleges and Dean Close to name but a few.

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.



*Rendcomb 1 mile*  
*Cirencester 5 miles*  
*Cheltenham 10 miles*  
*Kemble 10 miles*  
*(London Paddington 75 mins)*  
*Swindon 24 miles*  
*M4 (junction 15) 24 miles*

All distances and times are approximate











## General Information

Tenure: Freehold. Grade II Listed.

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

Postcode: GL7 7EF.

Viewing: Strictly by appointment through Sharvell Property Ltd.

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

Council Tax: Band G.

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

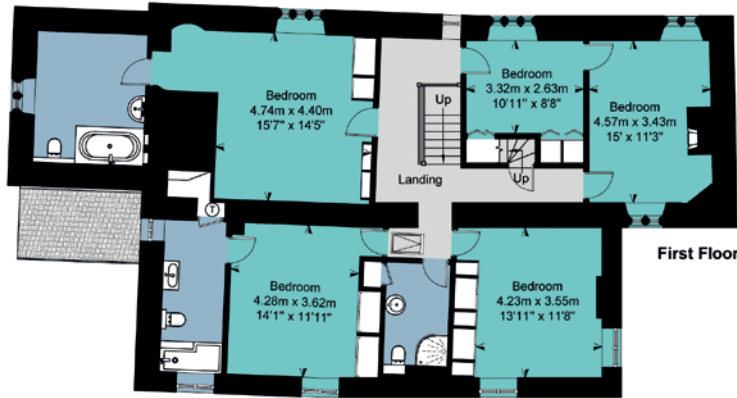




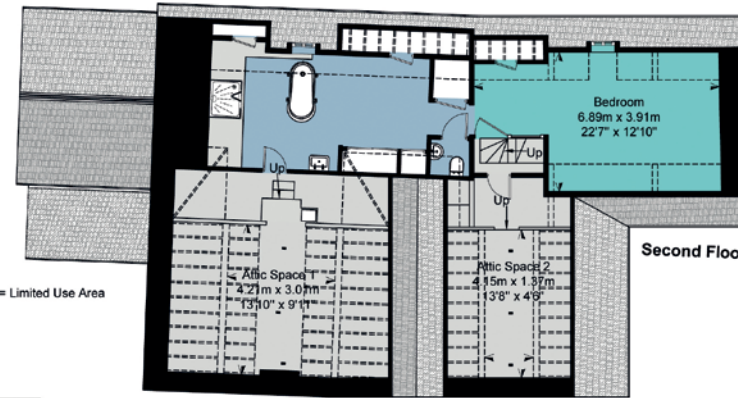


**Woodmancote Manor Farmhouse,  
Woodmancote, Gloucestershire**

House Approximate IPMS2 Floor Area	409 sq metres / 4402 sq feet
Annex	56 sq metres / 603 sq feet
Garden Store	8 sq metres / 86 sq feet
Total	473 sq metres / 5091 sq feet
(Includes Limited Use Area)	54 sq metres / 581 sq feet



**First Floor**

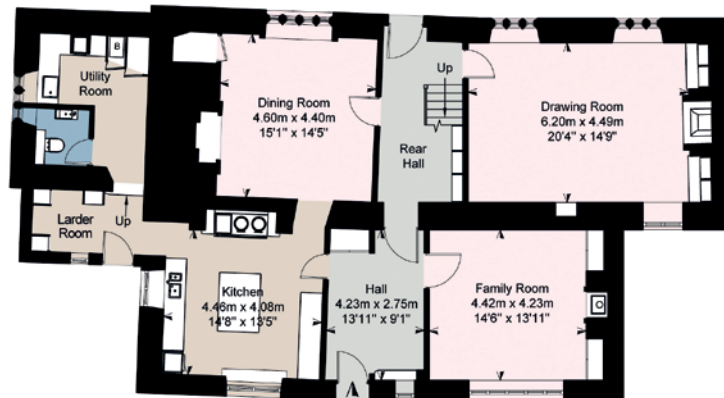


**Second Floor**

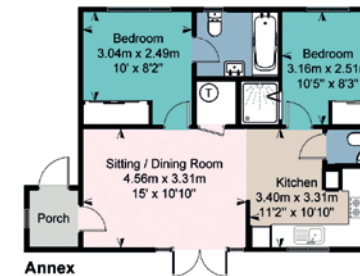
□ = Limited Use Area



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Not to scale unless specified.  
IPMS = International Property Measurement Standard  
Outbuildings  
Not Shown In Actual Location Or Orientation



**Ground Floor**



**Annex**



**SHARVELL PROPERTY**  
— THE COTSWOLD ESTATE AGENCY —

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