

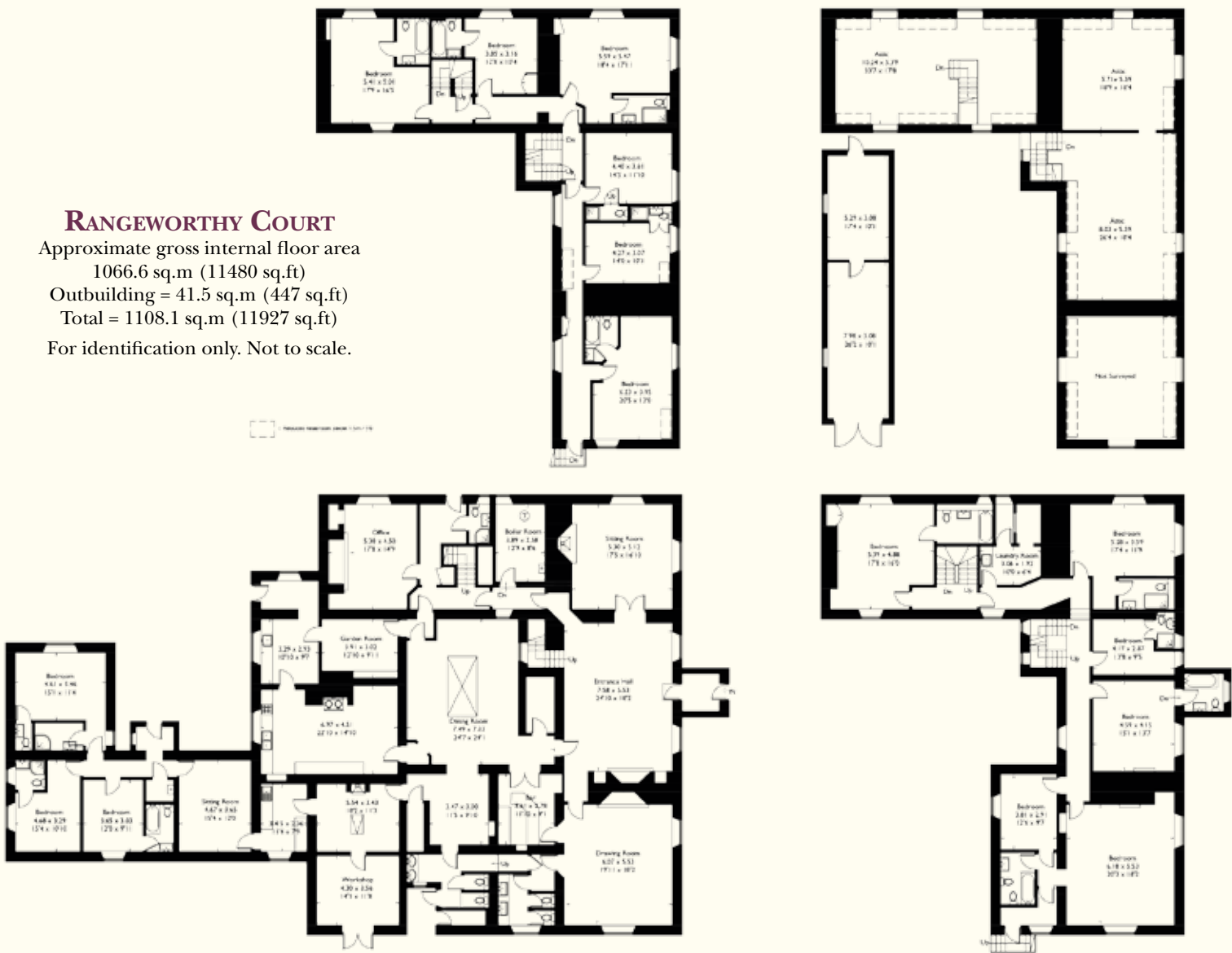


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# RANGEWORTHY COURT

Church Lane, Rangeworthy, South Gloucestershire BS37 7ND

**RANGEWORTHY COURT**  
Approximate gross internal floor area  
1066.6 sq.m (11480 sq.ft)  
Outbuilding = 41.5 sq.m (447 sq.ft)  
Total = 1108.1 sq.m (11927 sq.ft)  
For identification only. Not to scale.



## Important Notice

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# RANGEWORTHY COURT

Church Lane, Rangeworthy, South Gloucestershire  
BS37 7ND

- Grade II\* Listed Manor House
- Village Location
- 1.7 Acre Grounds
- Total Accommodation of over 11,000 sq ft
- 3 Beautifully Proportioned Reception Rooms
- Home Office
- Newly redesigned Kitchen/Breakfast Room
- 6 First Floor Bedrooms (four of which are en suite)
- Further second floor guest bedrooms and associated bathrooms
- Ground floor self contained Annexe
- Large garage, workshop and parking for numerous vehicles



## Description

The present Manor House known Rangeworthy Court is an important, historic home which, in its present form dates to the fourteenth century. Its origins, however, are believed to be significantly earlier; Rangeworthy was a chapelry in the parish of Thornbury at the time of the compiling of the Domesday Book and the Manor was held by the King. Brictric, son of Algar held the manor in 1042 – 1066, prior to his fiefdom being seized by William the Conqueror. There appears to be the foundation of a twelfth Century Manor in the rear gardens of the court.

It is known that in 1348 during the reign of Edward II, that the Court was held by Hugh de Audley and then Joan, widow of John Talbot, Viscount de Lisle – the Lisle family being related to the Berkeleys of nearby Berkeley Castle. The Lord Chief Justice of England, Sir Matthew Hale, lived here in the 17th century. In the late 18th Century, the house became known as Court Farm, and was let to various tenants with land until being restored once again to a Manor House by Chester Master in 1910, since being used as a private house, a school, a hotel and now back to a private house once more. A fascinating history!

The property is approached via a sweeping driveway that leads passed the Virginia Creeper Clad South Elevation to the front entrance. The Reception Hallway is a stunning room of huge character with flagstone flooring, exposed ceiling beams and a magnificent, welcoming fireplace. As one would expect of a house of this era, large open fireplaces are the focal point of the majority of the reception rooms and the interiors are presented to a smart decorative standard, reflecting that until recently, this was a popular and highly rated venue for weddings and other such important functions. Within the last year, the kitchen/breakfast room has been remodelled to provide a relaxed and informal dining area for

family and close friends and there are a number of useful ancillary rooms, perfect for those seeking to work from home. The attached, 3 bedroom annexe can be accessed through the house or independently from the rear and is certainly ideal for accommodating a dependent relative or perhaps generating useful rental income. The bedroom suites occupy both the first and second floors and a number of the ensuite bathrooms have been recently modernised.

The predominantly level grounds that surround the house include a number of fine specimen trees and mature shrubs and in addition to the large garage and workshop there is an extensive gravelled parking area, once used for a tennis court and more recently guest vehicles, that could easily be incorporated into the lawned rear garden if not required. What was once an outdoor pool has recently been filled and utilised as a kitchen garden, thus extending the gardens further.

A most impressive residence.

## Location

Rangeworthy is a semi-rural South Gloucestershire village. The village lies between Iron Acton and Bagstone, along the B4058. Rangeworthy Court is ideally placed providing easy access to Bristol and Bath in addition to the M4, M32 and M5. Parkway railway station is nearby, with services to most cities nationwide. Rangeworthy has a highly regarded primary school in close proximity to the Court. Bath and Bristol offer a wide choice of schools, both state and independent. Both are cities of historic importance, culturally rich in theatre, cinema and music as well museums, reflecting their architectural, nautical and industrial histories.

