

established 200 years

Taylor & Fletcher



MAUGERSBURY MANOR

Maugersbury, Stow-on-the-Wold

Stow-on-the-Wold 1 mile, Kingham 5 miles, Moreton-in-Marsh 5.5 miles, Cheltenham 20 miles, Oxford 30 miles

Maugersbury Manor
Maugersbury
Stow-on-the-Wold
Gloucestershire
GL54 1HP

AN IMPORTANT GRADE II LISTED PERIOD MANOR HOUSE CURRENTLY CONVERTED INTO FLATS BUT LENDING ITSELF FOR CONVERSION AND MODERNISATION TO FORM ONE OR MORE SUBSTANTIAL HOMES (SUBJECT TO ANY NECESSARY CONSENTS).

- Grade II Listed Manor House
- Separated into a wing and 5 other flats
- Separate Annexe
- Lending itself to conversion and alteration, subject to planning
- House and Gardens in all about 1.5 acres.

Offers in excess of £1,500,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01451 830383

Directions

From Stow-on-the-Wold head towards Chipping Norton on the A436 and just before The Bell Inn bear right signed Maugersbury. Continue into the village bearing right signed Maugersbury village only and just before the 'No through' road sign bear right between the two stone pillars. Climb the hill and the entrance to Maugersbury Manor will be seen on the right hand side.

Location

Maugersbury Manor is situated in a quiet and secluded position within the popular village of Maugersbury. In turn it is about half a mile from Stow-on-the-Wold which has an excellent range of facilities suitable for everyday requirements including shops, a convenience store and boutiques together with a supermarket. It also has a good range of public houses, hotels and hosteliaries. It is

conveniently placed for such centres as Cheltenham (19.5 Miles), Stratford-upon-Avon (22 miles), Evesham (18 miles) and Oxford (30 miles). Moreton-in-Marsh (5.5 Miles) has a mainline train station with a regular service to London Paddington via Oxford and Reading.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.
Tel: 01285 623000.

Services

Mains water and electricity are connected to the property. Private drainage. **Please Note** that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.





Council Tax

1,2, 5, Chamberlayne Suite and Garden View Maugersbury Manor are all banded 'A'.
 Rates Payable for 2015/2016 £969.35.
 3 Maugersbury Manor - Band B.
 Rates Payable for 2015/2016 £1,130.90.
 West Wing - Band D.
 Rates Payable for 2015/2016 £1,454.01.

Description

Maugersbury Manor is an important Grade II listed former manor house and is mentioned in the Pevsner architectural guide for the Cotswolds. It is a magnificent building with an impressive front facade. It is constructed of natural Cotswold stone under a natural Cotswold stone tiled roof with protruding gabled entrance porch and attractive fenestration with mullioned windows some of which have cut stone surrounds and drip moulds with Diocletian windows below the roof line. The rear of the house is equally impressive. **Maugersbury Manor** forms the major part of the building and has been separated into a wing and five further flats. It now lends itself for conversion and alteration subject to any necessary planning and Listed Building Consent and it is considered it is suitable for creation of either one fine dwelling or alternatively subdivision to two or more equally fine but smaller dwellings. There is an impressive entrance via cut stone pillars to the property with circular drive leading to the front. To the rear there is a charming and mature garden principally laid to lawn and interspersed by a number of mature shrubs and trees and surrounded in part by an old brick wall and part by mature evergreen hedging.

History

Maugersbury Manor is a Grade II listed building being of historical and architectural interest. According to Pevsner it is thought that the house is probably situated on the site of a house belonging to Evesham Abbey recorded in 1402. The existing house was rebuilt for the Chamberlayne family between 1658 and 1676. The three storey porch with hipped roof is entered through a 13th Century

doorway believed to have been removed from the Malt House in Digbeth Street, Stow in 1864. The roof was thought to have been raised in C. 1794 to allow for the present depressed Diocletian windows. More recently Maugersbury Manor has been converted into a wing and 5 flats and for a period of time part of the property was used as a school.

The Accommodation is arranged as follows:

Detailed arched cut stone and chamfered doorway with a pair of semi glazed and panelled doors flanked to either side by outside lights.
 Communal Entrance Hall with panelling to dado height, exposed stone walls, lintels and beamed ceiling.
 Archway to:
 Inner Hall, part plastered panelled wall and archway to:
 Rear Lobby with stone mullion windows with leaded light casements and door to the rear of the property.

Chamberlayne Suite

Hall, Kitchen/Breakfast Room, Sitting Room/Bedroom & Bathroom

West Wing

Kitchen/Breakfast Room with door to Shower Room, Drawing Room, Study, Bedroom 1 with ensuite bathroom, Bedroom 2 with ensuite Shower Room, Bedroom 3.



Approached from the back of the house panelled door to rear hall, half landing to: Cloakroom/laundry room - high level WC, wash hand basin. Doorway to secondary staircase with stairs leading to:

Ground Floor Side Hall

Laundry room with Belfast sink with timber drainer. Steps lead to store room, wine cellar with store bins.

Valley View (Flat 2)

Kitchen, Shower room, Sitting room, Master bedroom



Flat 3

Hall, Bathroom, Kitchen/Breakfast Room, Bedroom 1 (access to flat roof balcony), Bedroom 2 (access to the balcony) & Sitting Room.

Flat 5

Bedsit Sitting room/Bedroom, Bathroom & Kitchen.

Flat 1 (Top Flat)

Hall, Bathroom, Kitchen, Sitting Room, Bedroom 3 (ensuite cloakroom), Bedroom 2, Bedroom 1 (ensuite cloakroom).

Garden View (Annexe)

Sitting Room/Dining Room, Kitchen & Bedroom (ensuite bathroom).





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Approximate Gross Internal Area = 793 sq m / 8536 sq ft
 Outbuilding = 44 sq m / 474 sq ft
 Cellar = 49 sq m / 528 sq ft
 Total = 886 sq m / 9537 sq ft



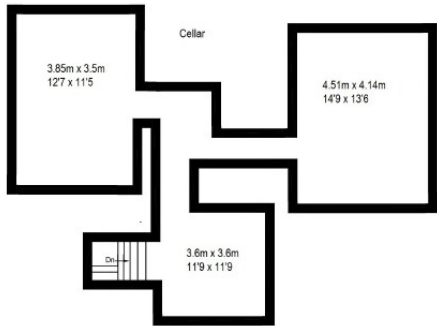
Ground Floor



Second Floor



Garden View



- West Wing
- Flat 3
- Garden View
- Flat 5
- Flat 2
- Chamberlayne
- Flat 1



First Floor

