

THE MANOR HOUSE

PETTY FRANCE • BADMINTON • GLOUCESTERSHIRE • GL9 1AF







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A Grade II house of great prominence with significant future potential as a private home, multi dwelling development or other uses

M4 (J18) 5 miles • M5 (J14) 7 miles • Tetbury 7 miles • Stroud 12 miles • Bath 15 miles • Bristol 17 miles
Kemble Station • Chippenham Station and Bristol Parkway are all within a 29 mile radius • London Heathrow 92 miles
(All times and distances approximate)

The Manor House

In all about 11,190 sq ft

The Manor House: Reception hall • Kitchen breakfast room • Drawing room • Sitting room • Conservatory
5 bedrooms • 5 bathrooms

Austen House: Entrance hall • Sitting room • Kitchen breakfast room • 4 bedrooms • 2 bathrooms

The Spa House: Entrance hall • Sitting room • Conservatory • Family room • Kitchen • 7 bedrooms • 5 bathrooms

The Pool House: Swimming pool • WC and shower

Mature grounds surrounding the property with mature specimen trees, a yew walk, croquet lawn, parterre and semi-walled garden.

In all about 2 acres

Cirencester

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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.

The opportunity

The Manor House is an exciting opportunity to acquire a significant residential and historic property with the prospect of further development.

South Gloucestershire

- The Manor House is situated in the hamlet of Petty France, close to the thriving villages of Hawkesbury Upton and Didmarton on the edge of the Duke of Beaufort's Badminton Estate in the Cotswold Hill AONB.
- Within the neighbouring villages there are a number of popular pubs, active village halls, a primary school, village shop and post office as well as a filling station and farm shop. Nearby Nailsworth boasts William's Food Hall an excellent delicatessen and farm shops in Wotton-under-Edge and Doughton.
- The local centre of Tetbury is ideal for every day needs and is close by as is the world famous Westonbirt Arboretum and Highgrove, the country home to their Royal Highnesses the Duke and Duchess of Cornwall.
- The major centres of Bristol and Bath are nearby with their renowned commercial shopping opportunities and recreational amenities.
- Mainline railway stations at Kemble, Chippenham and Bristol Parkway are within a 30 mile radius.
- Sporting facilities are exceptional with premiership rugby at Gloucester and Bath, racing at Cheltenham, Bath and Newbury, polo at Westonbirt and Cirencester Park, hunting with the Duke of Beaufort's and Berkeley Hunts, riding and walking over the extensive network of bridle paths and footpaths throughout the area, shooting at Lady's Wood Shooting School and motorsport at nearby Castle Combe.





The Manor House

- The Manor House is an extremely handsome Grade II country house believed to date back to 1800, originally built by Robert Jenkinson, the 2nd Earl of Liverpool and Prime Minister of this country for 15 years until 1827. History relates that following the Napoleonic Wars French silk weavers settled in the area and the name of Petty France was born.
- The property was originally a private home and hunting lodge of the Earl of Liverpool, later Baron Hawkesbury. There have been ties with the Dukes of Beaufort and other local prominent families such as the Earls of Bathurst, the Wordsworth family and the Lowsley-Williams who now reside at the nearby Chavenage House (made famous most recently for period films such as Poldark and Wolf Hall).

Planning

Subject to the necessary consents, the property could be altered for many other uses and we believe there is potential for further development within the grounds for new accommodation subject to the necessary consents and purchasers own investigations.



Services

Mains water and mains electricity, private drainage shared with neighbouring property. Broadband is available. LPG and oil fired central heating

Title and tenure

The property is available freehold with sole ownership of the drive.

VAT

The property is not elected for VAT.

Local authority

South Gloucestershire District Council.
Telephone 01454 868009

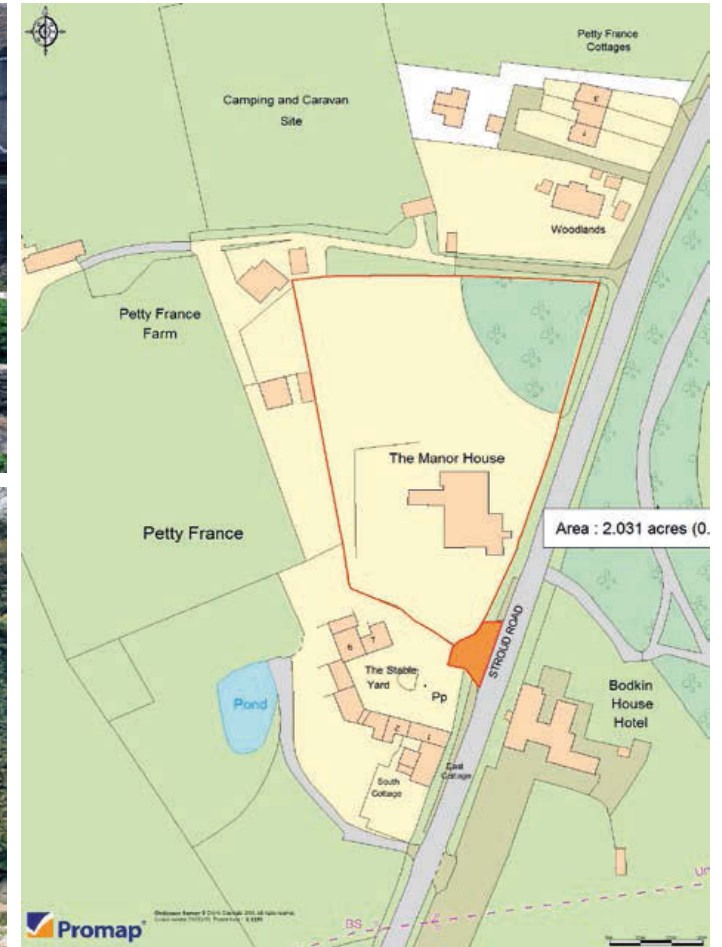
Council tax band F – 2016 £2,251.45

Viewings by prior appointment only –
Knight Frank Cirencester 01285 659 771

Directions

From Tetbury continue on the A433 towards Bath and Bristol. Turn left on the A46, the direction of the Badminton Estate, and continue for approximately 1 mile. The drive to The Manor House is the second main drive on your right hand side on reaching the hamlet of Petty France. Continue up the drive, bear immediately right and park on the gravel.

From the M4 (J18) take the A46 north bound for approximately 5 miles and on reaching the hamlet of Petty France, turn left immediately opposite the Bodkin Hotel. Once in the drive turn immediately right and park on the gravel.



Important Notice:

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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Photographs: April 2016 Particulars: April 2016

Kingfisher Print and Design. 01803 867087.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation

Approximate Gross Internal Floor Area

House: 1,032 sq m / 11,109 sq ft





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