BRETFORTON MANOR

BRETFORTON • NR CHIPPING CAMPDEN
WORCESTERSHIRE/GLoucestershire BORDERS
The most beautiful restored listed village Manor House with extensive gardens and grounds, fine architectural features, high quality accommodation and many additional attributes, in outstanding renovated gardens creating a beautiful setting for the house.

Lot 1: Bretforton Manor:
- Porch
- Wonderful panelled reception hall
- Formal drawing room
- Dining room
- Cloakrooms
- Office
- Study
- Sitting room
- Billiard/bathroom
- Breakfast room
- Large kitchen with handmade oak kitchen units
- Pantry
- Blue room
- Wine cellar
- Library
- Landing
- Master bedroom suite with large en-suite bathroom and dressing room
- 5 Further first floor double bedrooms
- 4 en-suite with separate access from the kitchen
- Live room
- Two second floor bedrooms
- One suite
- Attic room

Outbuildings:
- First floor high quality self-contained apartment with hall, bedroom, bathroom, kitchen, sitting room and cloakroom with internal and external stairway
- Large lift
- Extensive range of attached outbuildings and garaging incorporating further wine store, barn store, machinery and other stores, gardener’s room
- Vaulted swimming pool room with gymnasium over, changing room, plant room and shower
- A real feature of Bretforton Manor is its setting with superb landscaped gardens with formal and informal ponds, patios, pergola, lawns, garden walls and brook
- Tennis court, orchard, greenhouses, cold frames and vegetable garden
- Fine timbered and thatched cider house with cider press and gallery over
- Dovecote, aviary, bee house, gardener’s room, summer house, village stocks, flower borders, mature trees and shrubs
- Park field to the front of the house about 2.83 hectares (6.99 acres)
- Traditional yews and hedges are beyond 8.78 hectares (21.68 acres)

Lot 2: 2 Brook Villas:
- A beautifully restored semi-detached cottage with hall, sitting room, dining room, kitchen, bathroom and two first floor bedrooms
- Gardens to front and rear
- Traditional edge hedges and parterre beds about 0.56 hectares (1.40 acres)

In all about 8.78 hectares (21.68 acres)

Chipping Campden 6 miles
Broadway 6 miles
Honeybourne 1.5 miles
Cheltenham 18 miles
Stratford upon Avon 12 miles
Birmingham 30 miles
Oxford 40 miles

(All distances are approximate)

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 text.
**Situation**

- Bretforton is situated close to the Cotswold escarpment and is readily accessible to the quintessential Cotswold towns of Chipping Campden, Broadway, Moreton in Marsh and Stow on the Wold.

- The village of Bretforton, of Anglo Saxon origins, has a shop, nursery school, primary school and National Trust owned Fleece Inn.

- The nearby Cotswolds are one of England’s Areas of Outstanding Natural Beauty (AONB), well known for its lovely stone houses and cottages with traditional architecture, many dating back to medieval times.

- Chipping Campden is also noted for its excellent primary and secondary schools, and there is a wide selection of state and private schools in the area to suit most requirements. In Moreton in Marsh, Stratford upon Avon and Cheltenham, Stratford upon Avon used

- Leamington Spa provide excellent regional shopping facilities.

- For the commuter, there is easy access to both the M5 and M40 and regular intercity train services to London from Honeybourne and Moreton in Marsh.

- Stratford upon Avon has its theatres and Shakespearean heritage in the region’s cultural centre.

**Description of property**

- Bretforton Manor is a fine example of an English village Manor House constructed of mellow lias limestone with Cotswold stone mullions and stone slate roof under attractive dormers and gables.

- The house has been beautifully restored and updated by the present owners and incorporates different elements and dates of English architecture.
The present building principally dates from 1602 with castellations above the porch with medieval stone carved figures of mythological gargoyles. The accommodation is bright and spacious.

The accommodation of the house is particularly fine and reception rooms are approached from a wonderful panelled reception hall with a stone carved panelled staircase that has been built into a wall, reputed to have come from a galley from the Spanish Armada. The shutters to ground floor windows are in working order.

The drawing room is an elegant formal room and has a beautiful marble surround fireplace. The dining room can accommodate a table to seat 18. The accommodation includes a study with corner fireplace, office, elegant morning room with retiring room beyond, double doors and side passage to vaulted billiard/balcony being a later addition.

The breakfast room incorporates a former Elizabethan inglenook and the kitchen is particularly fine, with a four-oven Aga, limestone floor, handmade solid oak units with granite tops, pantry off one side. There is a separate first floor bedroom suite and large boot/utility room beyond with inglenook former bread oven and storage. There are two wine cellars; one superb wine cellar in the house and one in the outbuildings.
- The first floor wooden bookcase lined library landing creates a further first floor study area.
- The master bedroom suite has a range of wardrobes in a dressing area and large en-suite bathroom with two basins, bath and separate shower.
- The further four bedrooms are spacious, with fitted wardrobes, high quality en-suite bathrooms and shower rooms and many traditional architectural features of high quality.
- The property incorporates a reputed priest hole.
- To the second floor there is further accommodation, of good quality, with two large bedrooms, two bathrooms (one en suite and attic room).
- The accommodation is hardwired for Wi-Fi, TV and telephone system, security and smoke alarms, zoned gas fired central heating, Electrics, plumbing and heating have all been upgraded and updated by the present owners; CCTV and electric gates.

Gardens and grounds
- No other Manor House can match the range of attributes that are boasted by Bretforton Manor.
- Attractive self-contained first floor apartment, finished to a high standard, ideal as guest or staff accommodation, gym, flat etc. Extensive range of stores, machinery stores and outbuildings. Indoor heated swimming pool with a non-chlorine filtration system, vaulted ceiling and south facing French doors to a lovely paved patio, pergola and gymnasium.
- In the gardens there are 14th century village stocks; 17th century cider mill with cider press and gallery over, with timber framing and thatched roof ideal for entertaining. Dovecote restored in 1743 and again by the present owners. 18th century bee house, aviary and summer house, Lychgate to the church with engraved panels and carved stone arch, and gate leading to the village and Fleece Inn.
- Kitchen garden with cut flower borders, 2 greenhouses, cold frames and orchard.
Approximate Gross Internal Floor Area

House, Apartment & Outbuildings: 1,527 sq m (16,437 sq ft)
Cider House & Dovecote: 100 sq m (1,078 sq ft)
2 Brook Villas: 83 sq m (895 sq ft)
Total: 1,710 sq m (18,410 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of this text of the particulars.
The outstanding gardens extend in all to about 5 acres, have been re-designed and entirely replanted by the current owners; fully rabbit fenced. The immaculately maintained garden, locally renowned, incorporates garden walling, mixed and herbaceous borders, mature trees including lime and a yew walk, gravel paths and small lake with a waterfall.
• The beautiful walled garden includes a pond with fountain and exotic border, scented walk, long borders with many tender and unusual plants.
• The Arts and Crafts inspired structure of the garden with compartments, walls, hedges, topiary both old and new, lawns and bulbs enhance the setting of the house. Through the garden is a brook creating an additional water feature.
• There is a hard tennis court next to the orchard.
Lot 2
- Across the lane to the front of the house is a parkland field giving privacy and protection.
- To the rear of the garden is 2 Brook Villas, a restored semi-detached cottage with lovely open views and well stocked gardens to front and rear. Beyond which is a fine example of a medieval broad ridge and furrow paddock, parkland field and grazing.

Services
All mains services are connected to the Manor. Security system with CCTV.

2 Brook Villas has mains electricity and water, oil fired central heating and Bio-disc drainage system.
Fixtures and fittings
All those items mentioned in these particulars are included in the sale. All other
excluded. Certain items may be available by separate negotiation.

Directions
From Oxford, take the A44 signed Evesham and proceed through Chipping Norton
and Moreton in Marsh. At Broadway, about 34 miles from Oxford, turn right at the
roundabout onto the B4632 to Weston Sub Edge then take the B4035 to Bretforton.
Take the first left after the village garage into Main Street, turn right at a T junction,
continue past the church and Bretforton Manor will be found on the left hand side.

Terms
Tenure: Freehold.
Local Authority: Wychavon District Council Tel 01386 565000

Viewing
By prior appointment only through the agents.

Lot 1
14.69 Acres
5.95 Ha

Lot 2
6.99 Acres
2.83 Ha

Bretforton Manor

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