

# BRETFORTON MANOR

BRETFORTON • NR CHIPPING CAMPDEN  
WORCESTERSHIRE/GLOUCESTERSHIRE BORDERS





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*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 renowned 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 • Morning room • Sitting room • Billiards/ballroom • Breakfast room • Large kitchen with handmade oak kitchen units  
Pantry/utility room • Boiler 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 1 with separate access from the kitchen • Linen room • Two second floor bedrooms, one en suite, and further bathroom • Attic room

**Outbuildings:** First floor high quality self-contained apartment with hall, bedroom, bathroom, kitchen, sitting room and cloakroom with internal and external staircase • Large loft  
Extensive range of attached outbuildings and garaging incorporating further wine cellar, tool 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  
Dove cote, aviary, bee house, 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)

**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 ridge and furrow and parkland fields about 5.95 hectares (14.69 acres)


**In all about 8.78 hectares (21.68 acres)**


Chipping Campden 6 miles • Broadway 6 miles • Honeybourne 1.5 miles (intercity trains to London Paddington)  
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

 Cheltenham, Stratford upon Avon and 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 with its theatres and Shakespearean heritage is 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 monastic dignitaries. 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 ornate carved panelling reputed to have come from a galleon 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 sitting room beyond, double doors and side passage to vaulted billiard/ballroom 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 to one side, staircase to 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 fine sitting/study area
- The master bedroom suite has a range of wardrobes in a dressing area and large en-suite bathroom with twin 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 surely offer 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, granny flat etc. Extensive range of stores, machinery stores and courtyard. 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



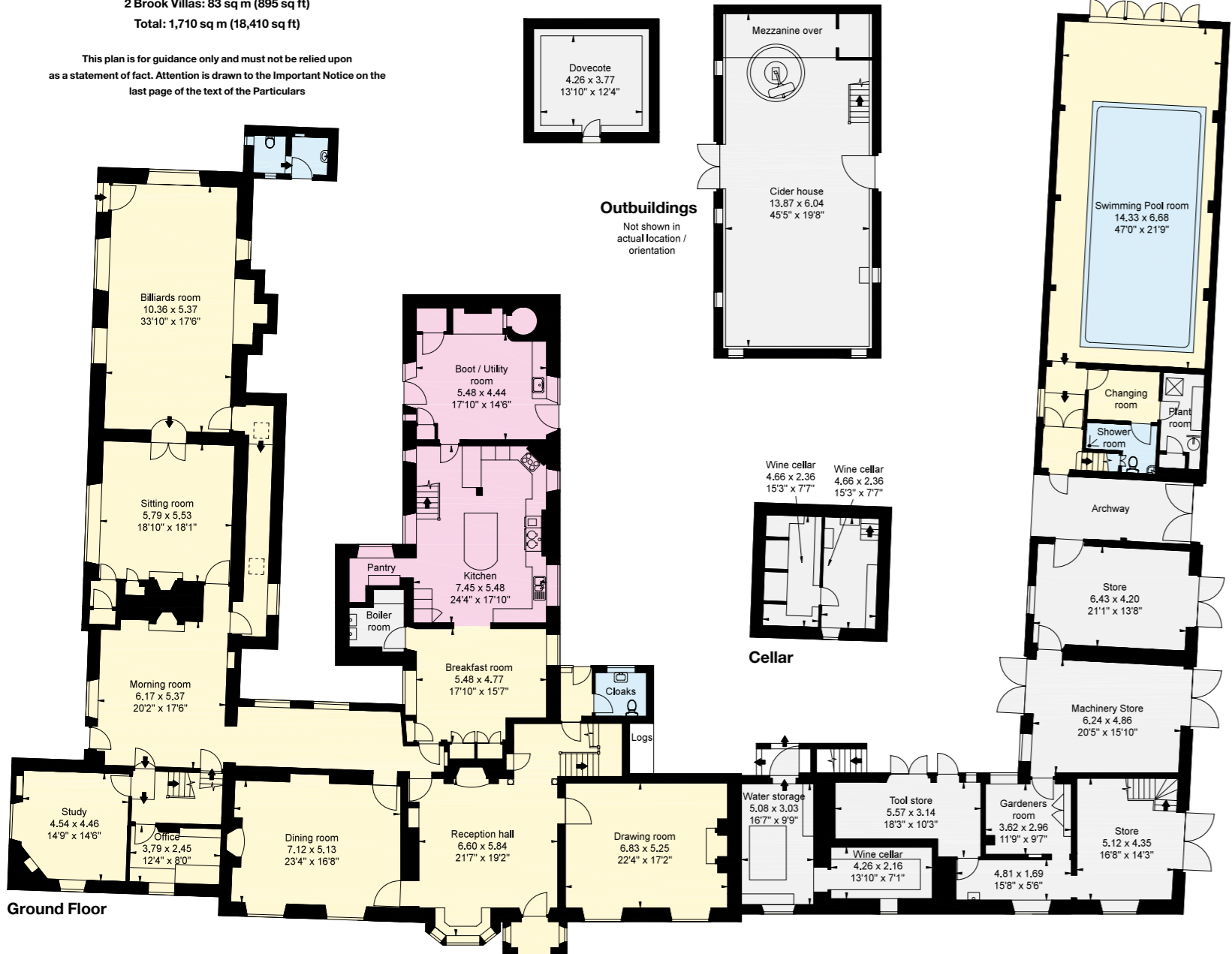
Approximate Gross Internal Floor Area  
 House, Apartment & Attached Buildings: 1,527 sq m (16,437 sq ft)  
 Cider House & Dovecote: 100 sq m (1,078 sq ft)  
 2 Brook Villas: 83 sq m (895 sq ft)  
 Total: 1,710 sq m (18,410 sq ft)

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 last page of the text of the Particulars

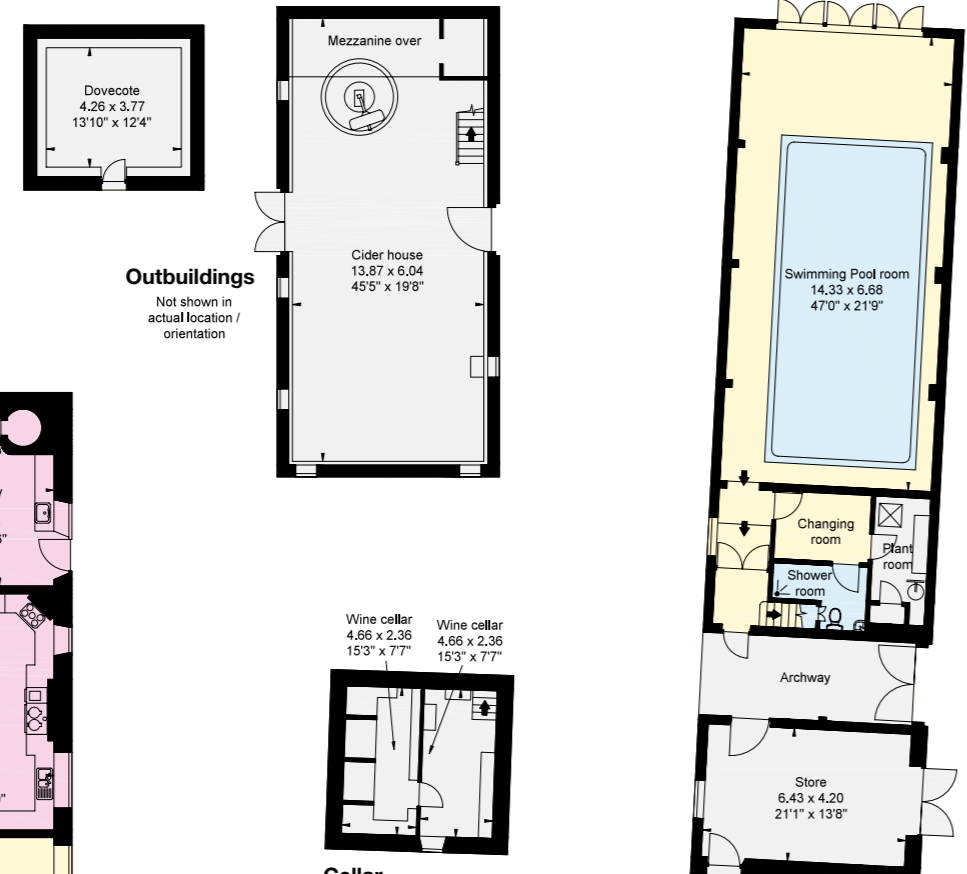


2 Brook Villas – Energy Efficiency Rating	
Current	Potential
50	91

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs



Ground Floor



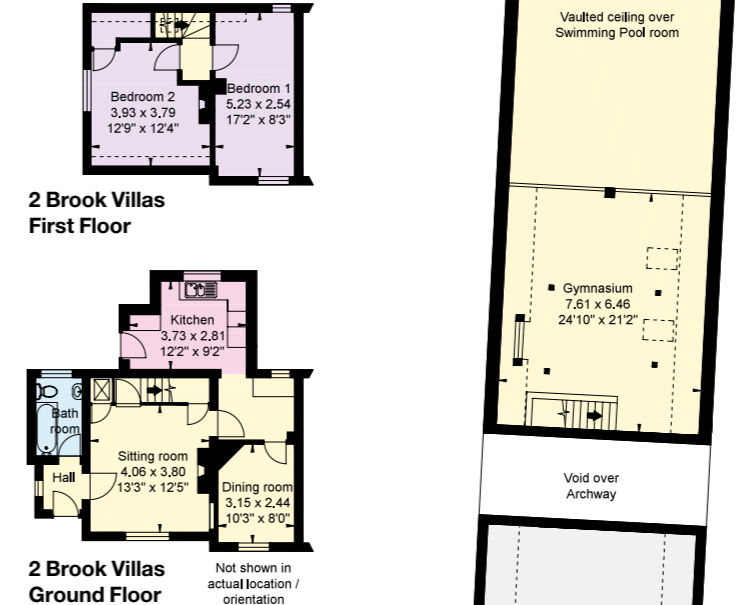
Outbuildings  
 Not shown in actual location / orientation

Cellar



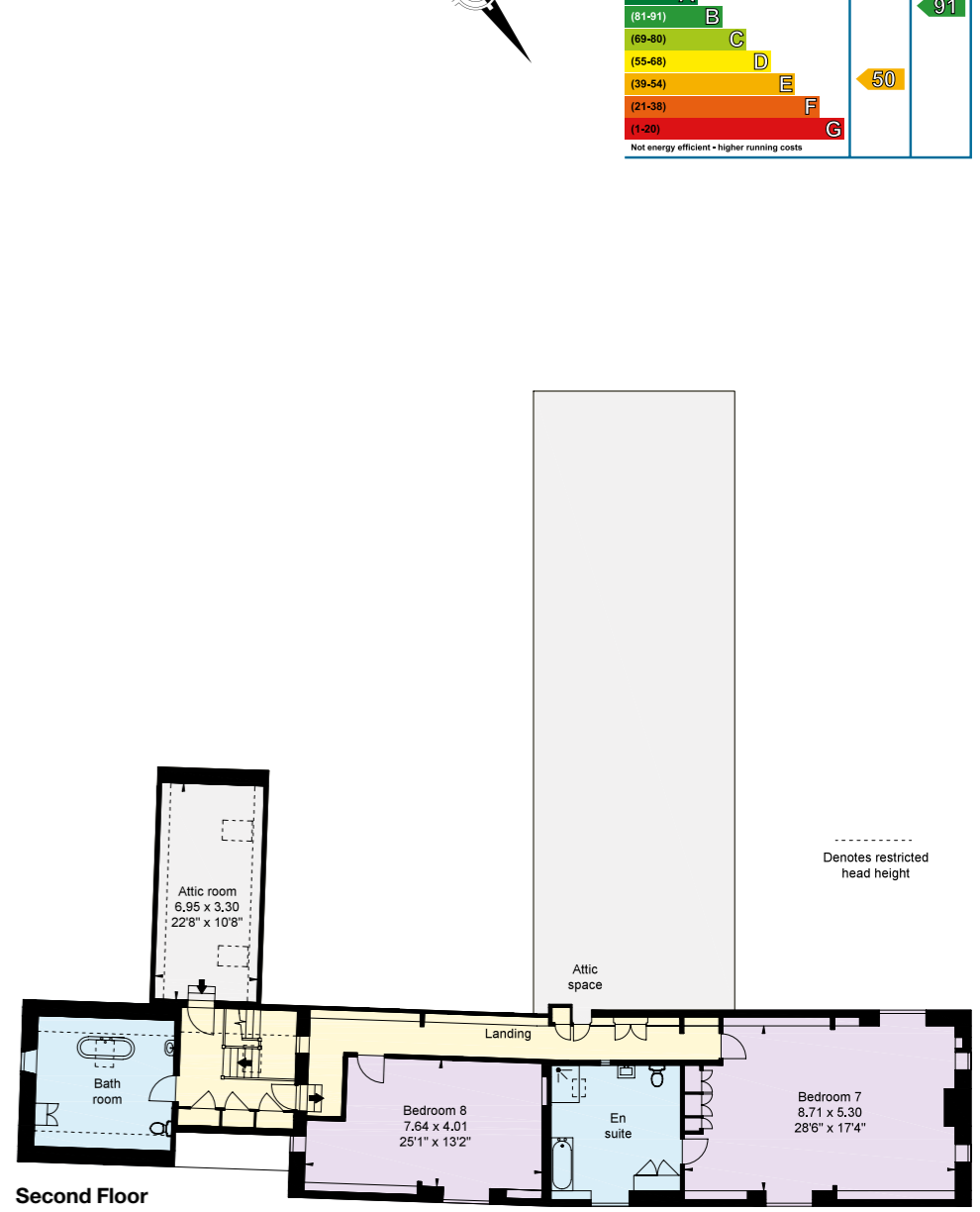
First Floor

First Floor Apartment



2 Brook Villas  
 First Floor

2 Brook Villas  
 Ground Floor



Second Floor

Denotes restricted head height



- The outstanding gardens extend in all to about 5 acres, have been re-designed and entirely re-planted 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 gardens 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





Cider House



Cider House



**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

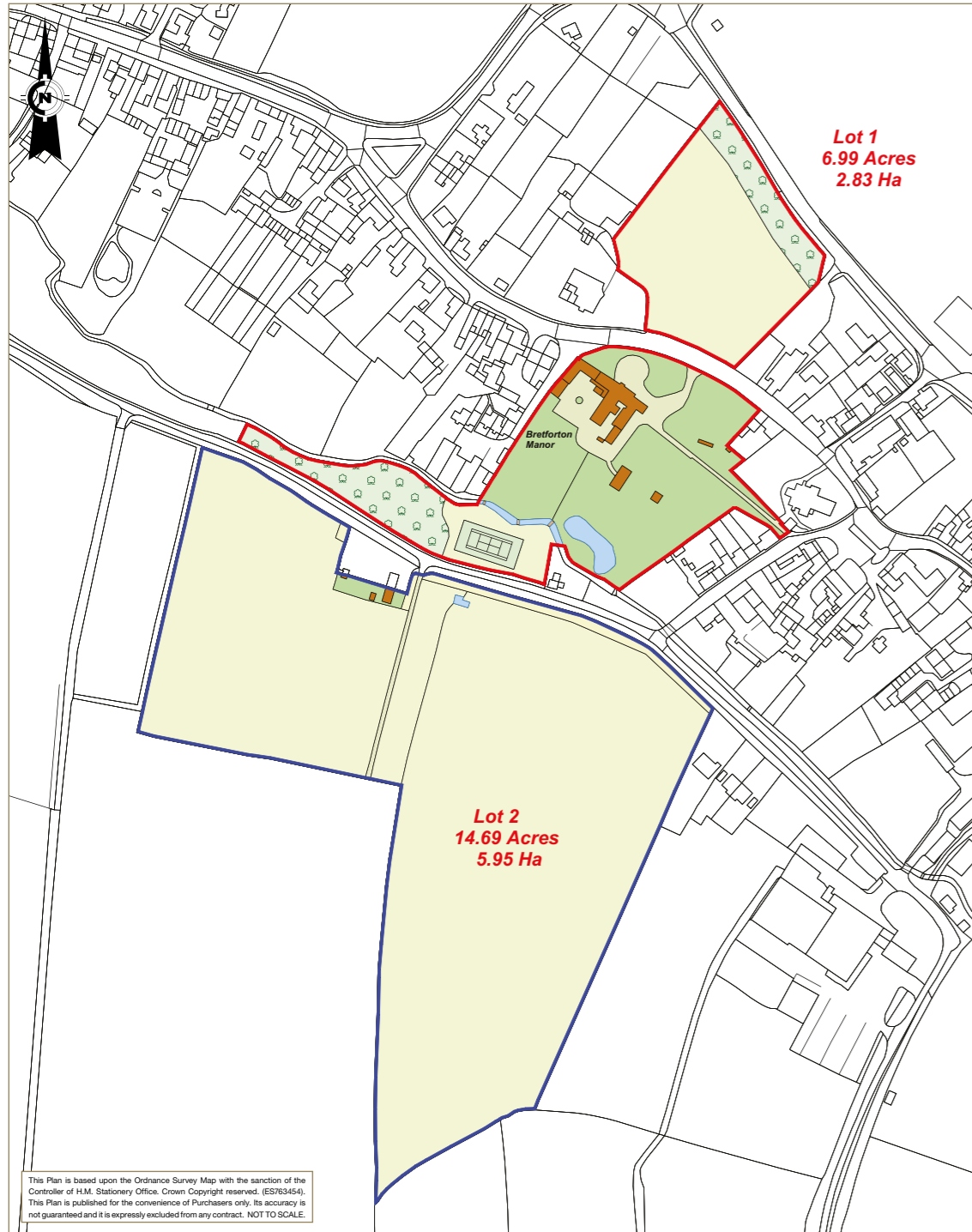
**Services**

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.



Lot 2



**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 (WR11 7JH)**

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.



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