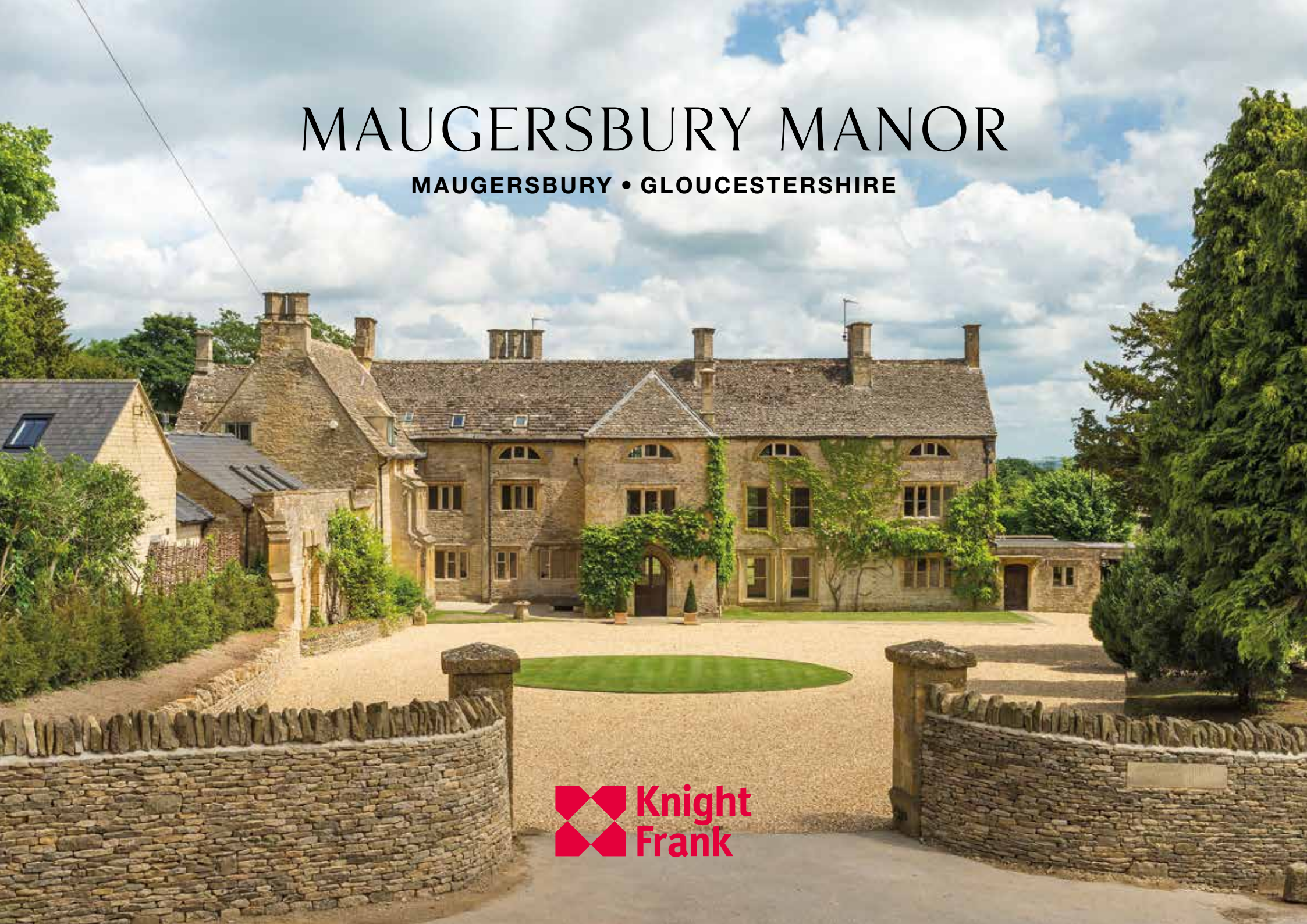


MAUGERSBURY MANOR

MAUGERSBURY • GLOUCESTERSHIRE





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*An impressive Grade II Listed period manor house in need of modernisation,
sitting in approximately 1.9 acres with far reaching views*

Proposed Accommodation

Entrance hall • Reception hall • Kitchen/Breakfast room • Garden room • Drawing room • Snug • Sitting room
Family room • Utility room • Boiler room • 2 Cloakrooms • Cellar

7 Bedroom Suites • 8th Bedroom • Shower room • Second Kitchen

2 Bedroom Annexe • Range of outbuildings including 4 bay Garage • Stores

Existing house about 883sq m (9505 sq ft)

Proposed house, annexe and outbuildings about 1195 sq m (12,864 sq ft)

In all about 1.9 acres (0.8 hectares)

Stow-on-the-Wold 0.5 miles • Moreton-in-Marsh 4 miles • Kingham station 4 miles (trains to London Paddington from 82 mins)
Cheltenham 20 miles • Oxford 27 miles • London 84 miles
(distances and time approximate)



Knight Frank LLP

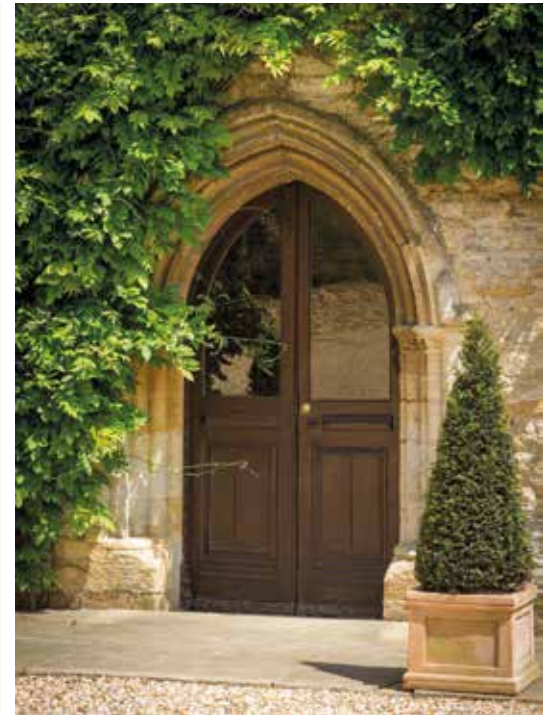
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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.



Gloucestershire

Maugersbury is a sought after village located within walking distance of Stow-on-the-Wold. The village is built predominantly of characterful Cotswold stone properties, many of which enjoy the wonderful views to the south.



Stow-on-the-Wold and Moreton-in-Marsh provide everyday services including shopping, recreation and schooling. The renowned farm shop at Daylesford is also nearby.



Oxford and Cheltenham are also within easy reach, offering a wider range of amenities including schooling, shopping centres and theatres.



Communications from Maugersbury Manor are excellent, with the Fosse Way (A429) providing a direct link to Cirencester (to the south) and Stratford-upon-Avon and Warwick (to the north). The nearby A44 also provides direct access to Chipping Norton and Oxford. The M40 is accessed at Junction 11 for Birmingham and Junction 8 for London.



Trains run from Kingham and Moreton-in-Marsh to London Paddington, taking around 82 minutes (from Kingham).



Renowned schools in the area include Kitebrook, Kingham Hill School, Cheltenham Colleges, Dean Close School, Tudor Hall and Bloxham near Banbury. There are also many other popular schools, including the Cotswold School in Bourton-on-the-Water, the Dragon School and Summer Fields in Oxford.



There are excellent bridleways and footpaths in the area. Sporting facilities include racing at Cheltenham, Stratford-upon-Avon and Warwick, rugby at Stow-on-the-Wold and Gloucester and golf at Naunton Downs, Lyneham and Chipping Norton.



Description of property

Maugersbury Manor is an important and impressive 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 façade. It is constructed of natural Cotswold stone under a natural Cotswold stone tiled roof with protruding gabled Entrance Porch and attractive fenestration with mullion windows, some of which have cutstone surrounds and drip moulds with Diocletian windows below the roofline. The rear of the house is as equally impressive with a large patio and enclosed garden beyond.

Maugersbury Manor forms the major part of the building and has been separated into the primary dwelling.

The property is currently in need of modernisation and offers a fantastic opportunity to create an historical village house.

History

Maugersbury Manor is a Grade II Listed building 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 Chamberlain 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 Malthouse in Digbeth Street, Stow-on-the-Wold, in 1864. The roof was thought to have been raised in circa 1794 to allow for the present depressed Diocletian windows.

More recently, Maugersbury Manor has been used as a school.



Gardens and Grounds

There is an impressive entrance via cutstone pillars and drystone walls to the property with the circular drive leading to the front.

Situated behind Yew hedging, Espalier, Hornbeam, Cotswold stone drystone walls Maugersbury Manor offers a huge amount of impact on first impressions.

To the rear, there is a charming and mature enclosed walled garden principally laid to lawn.

There is also a separate access to the rear garden to the north of the property.

Planning

There is planning permission for ancillary accommodation and garaging/outbuildings (**Planning reference: 16/04488/FUL**).

Services

Mains water and electricity are connected to the property. Private drainage. Oil fired central heating.

Tenure

Freehold

Local Authority

Cotswold District Council. Telephone 01285 623000.

Fixtures and fittings

Only those items mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Directions (postcode GL54 1HP)

From the Fosseway in Stow-on-the-Wold take the A436 in an easterly direction through the town and after approximately 500 yards take the right hand fork in the road towards Maugersbury. As you enter the village bear around to the right hand side and continue through the village 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 found on your right hand side.

Viewing

Strictly by appointment through the vendor's agents.

PROPOSED FLOORPLAN

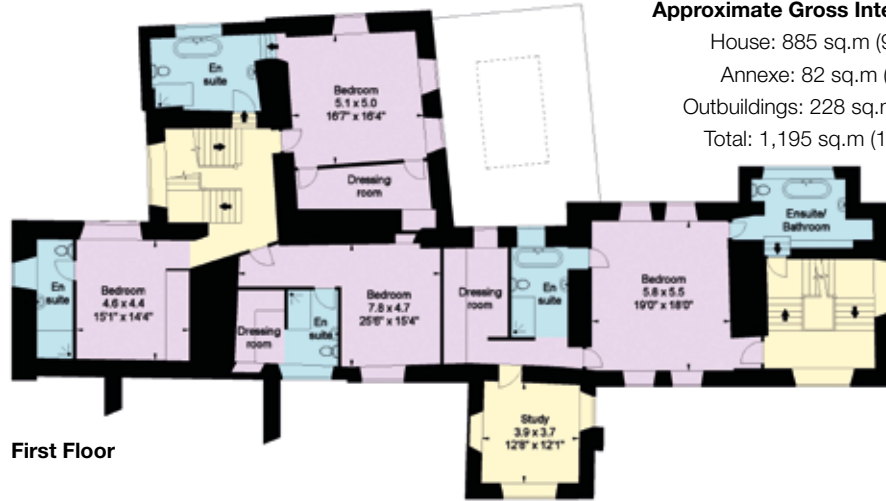
Approximate Gross Internal Floor Area

House: 885 sq.m (9,526 sq.ft)

Annexe: 82 sq.m (883 sq.ft)

Outbuildings: 228 sq.m (2,455 sq.ft)

Total: 1,195 sq.m (12,864 sq.ft)

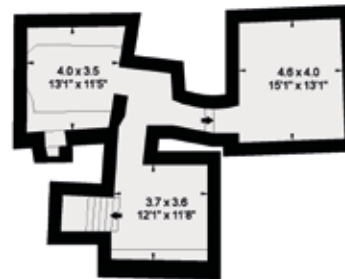


First Floor



Second Floor

Planning reference: 16/04488/FUL
Cotswold District Council: www.cotswold.gov.uk



Cellar



Annexe



Ground Floor



Outbuilding

Not shown in actual location/orientation



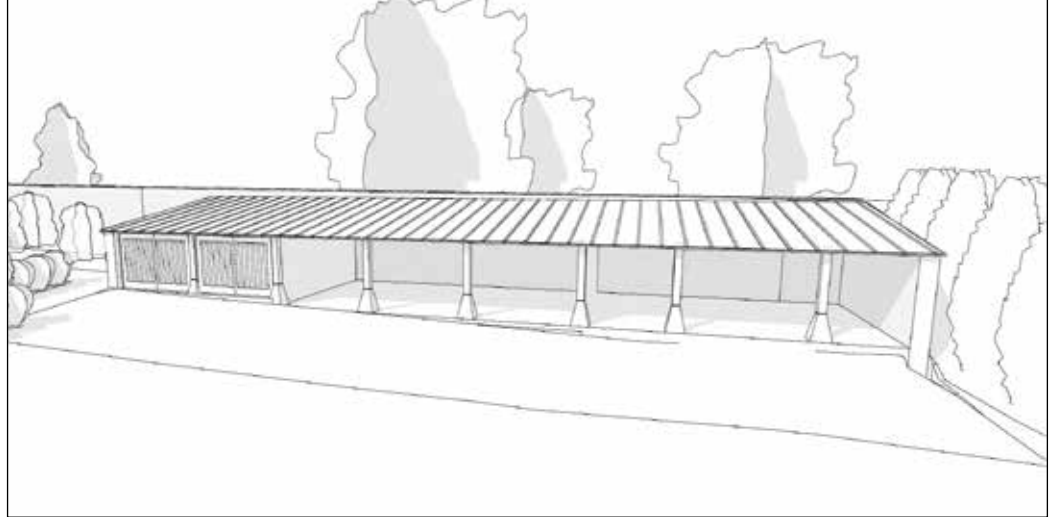
Outbuilding

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

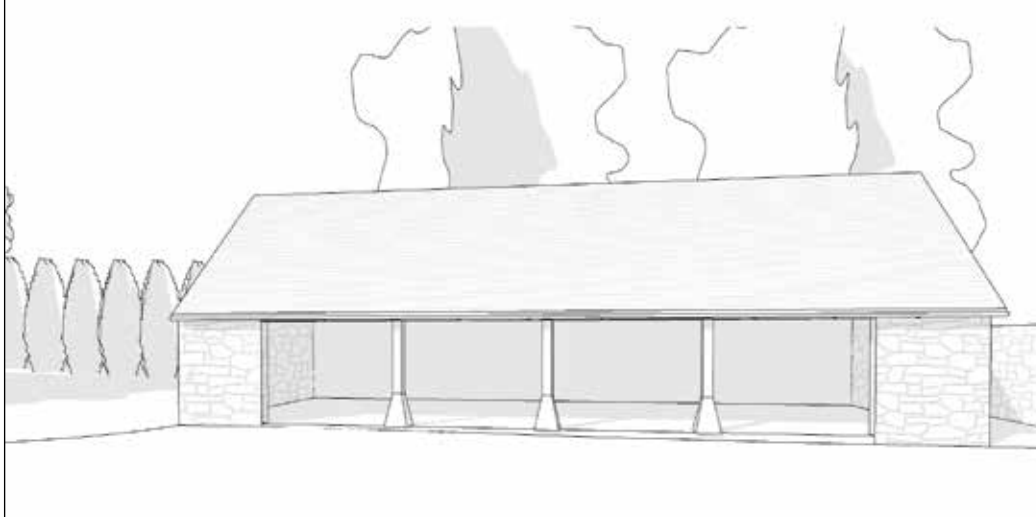
Proposed Orangery



Proposed Storage



Proposed Garaging



Proposed Annexe



Important Notice:

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