

# WIGHTFIELD MANOR

APPERLEY • GLOUCESTERSHIRE



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## APPERLEY • GLOUCESTERSHIRE

Cheltenham 8 miles • Tewkesbury 5 miles • M5 (north & south) 5.4 miles  
M50 Birmingham Airport 53 miles • London 100 miles  
(Distances are approximate)

*A handsome Grade II\* listed moated Manor House steeped in history*

### Accommodation and Amenities

#### Wightfield Manor

Reception hall • Drawing/dining room • Kitchen/breakfast room • Home office • Utility • Cloakroom

Master bedroom with en-suite and dressing room

Four further bedrooms • Bathroom • Cloakroom • 26' Attic Room

#### Fettiplace

Entrance hall • Cloakroom • Kitchen • Dining room • Sitting Room • Two Bedrooms • Bathroom

#### The Courtroom

45' Studio apartment • Bathroom

#### Amenities

Detached coach house including double garage, cider press room, large store  
Cellar with over store • Outdoor swimming pool

#### Grounds

Approximately 4 acres

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Your attention is drawn to the Important Notice on the last page of the text.











## Situation

Wightfield Manor occupies a landmark position within the village of Apperley. It is moated on three sides, approached across a bridge and stands proud at the far end of a private road that is edged by distinctive and varied dwellings that form part of the original 15 acre demesne. This wonderful array of individual homes, some dating back to Saxon times, create the feeling of a small manorial hamlet with a further moat, village green and pond.

Apperley has a long standing reputation of being a very desirable 'living' village with a wonderful community and well patronised range of amenities. There is an excellent

Primary School, 2 pubs, tennis court, village hall, playgroup, popular Cricket Club as well as sailing and fishing on the Severn and Avon.

The Regency town of Cheltenham lies around 8 miles away and has a superb range of recreational and education facilities as well as being host to some world famous events such as the literature and jazz festivals, music, food, cricket, science and national hunt racing at Prestbury Park. The schooling is first class with the choice of several first class private and state schools to include Cheltenham Ladies' College, Cheltenham College, Dean Close, St Edwards and Pates Grammar.

## The History

Wightfield Manor was mentioned in the Domesday Book and later given to the Abbey of Westminster by Edward the Confessor. It is listed Grade II\* as being of exceptional architectural and historical interest and dates back in the main to the 16th century with earlier origins, standing as it does on a medieval moated site that was in the ownership of the Cassey family from 1382 through to 1574. Part of the arms of the Cassey family are incorporated in the Norman porch and two windows in the drawing room, made of armorial painted glass commemorate the marriage of Henry Cassey to Dorothy Fettiplace in 1556.





## Wightfield Manor

A very special and historic manor house that has been lived in by the same family for decades and over that time, has been lovingly restored with infinite care taken to retain not only the important period features but also the overall feel of this grand but very comfortable home. There is a feeling of history as soon as you walk through the Elizabethan porch and enter the reception hall with its timbered walls and wide, winding staircase. Off to the right you enter a large drawing room with an impressive open fireplace, stone mullioned windows and the two wonderful painted glass crests depicting the joining of the two families, Cassey and Fettiplace. Also off the reception hall is a cosy sitting room and a large family

kitchen/breakfast room, very well appointed and enjoying a lovely aspect over the gardens. It is this blend of gentle grandeur and ease of living that makes Wightfield Manor so special.

The house has all the wonderful features you would hope for in a property of this stature to include the Tudor mullioned windows, fine 17th century panelling, oak beams and other more fascinating features such as the wall mounted pegs in the panelled bedrooms, probably for wigs. As importantly, it also works as a family home with utility and cellar rooms, a super home office and excellent store rooms that are imperative to a house of

this size as well as a splendid array of bedrooms plus a huge attic bedroom and bat roost.

The overall square footage of Wightfield Manor extends to over 8,000 square feet. The property has been divided for ease of living into three living areas, these being the main house, The Courtroom which is a magnificent studio apartment of over 42' and Fettiplace, a self-contained, very attractive two bedroom accommodation. Wightfield Manor could easily be opened up into one home again and the flow of living and bedroom space would work beautifully, with interesting spiral staircases and each part of the property enjoying a different, often breathtaking outlook across the grounds and countryside.



















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

**Approximate Gross Internal Floor Area**

Main House = 8,052 sq ft / 748 sq m

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 the brochure.





Coach House



## The Oubuildings

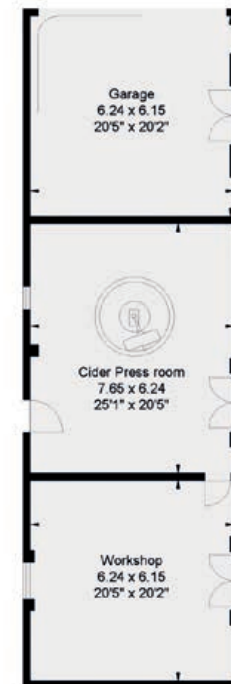
Within comfortable proximity to the main house is a detached coach house that provides excellent storage, the original cider press room with stone mill wheel, large store room and a double garage. Also linked to the main house via the home office are two further stores. Furthermore, there is a large cellar room with over store, with access from Fettiplace and independent external access also.

### Approximate Gross Internal Floor Area

Coach House = 1,378 sq ft /128 sq m



Coach House











## The Grounds

The stone bridge that takes you across to Wightfield Manor opens on to a large gravelled driveway, the coach house and parking for numerous vehicles. The driveway leads to a lovely old block paved path that is bordered to the right by a large level lawn, enclosed by mature pleached limes. The grounds of Wightfield Manor are very well maintained yet relaxed, with lovely lawns interspersed with a huge variety of trees and colourful borders as well as a wonderful array of fruit trees, a large vegetable garden and a privately situated swimming pool. Behind the cider house on the banks of the moat is the entrance to a tunnel which is said to be the escape route from Deerhurst Priory.

Wightfield Manor is quite simply the best combination of a manorial hamlet offering unspoilt country living with style and sophistication in an idyllic setting.

**In all around 4 acres.**









## Important notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement of representation or fact. Neither Knight Frank nor its Joint Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Knight Frank or the seller.

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4. Any buyer must satisfy himself by inspection or otherwise as to the correctness of any information given.

**Particulars dated: September 2014**

**Photographs dated: August 2014**

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## Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

## Services

Mains water, electricity, gas and drainage are connected to the property.

## Local authority

Tewkesbury Borough Council. Tel: 01684 295010

## Directions (Postcode GL19 4DP)

Leave Cheltenham on the Tewkesbury Road leading up to Coombe Hill. At the traffic lights turn right onto the A38. Follow the dual carriageway along until the traffic lights and turn left. Follow the road round, proceeding through the sharp left hand bend until reaching a sign reading Apperley. Turn right and immediately right through the white gates into Wightfield Manor. Proceed to the very end and the driveway into Wightfield Manor.

## Viewings

Strictly through the vendors' sole agent, Knight Frank LLP.





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