

Shipton Sollars Manor

Shipton Sollars, Gloucestershire

An outstanding manor house set in beautiful gardens

Shipton Sollars Manor, Shipton Solars, Gloucestershire

Northleach 6.6 miles, Cheltenham 7.4 miles, Cirencester 16 miles,
Oxford 35 miles, Central London 87 miles





Features:

Lot 1 – Shipton Sollars Manor

Galleried hallway, Drawing room, Dining room,
Kitchen/breakfast room, Media room, Garden room,
6/7 Bedrooms, 4 Bathrooms

Swimming pool and pool house, Manège,
Paddocks, Pond, Moat

Outbuildings

Gym, Stables, Store rooms

Lot 2 – Shipton Sollars Barn

An entertainment and guest barn with potential to be an
independent property, Ancillary accommodation and
outbuildings, Tennis court, Orchard, Paddock

In all about 34.6 acres

Available as a whole or in 2 Lots





Location

Shipton Sollars Manor occupies a desirable setting on the edge of the quaint village of Shipton Oliffe, set within extremely private grounds. The village itself is small but every day shopping facilities are close by in Andoversford and Northleach.

The nearby regency spa town of Cheltenham lies about 7 miles to the North West. It is host to a number of festivals including Literature, Classical Music, and Jazz, and the world famous National Hunt Racing. Small boutiques, bars and restaurants line the beautiful Montpellier walk. The market towns of Cirencester and Northleach are also within easy reach, as well as Daylesford Organic Farm Shop and Soho Farmhouse.

Direct rail services run from Kingham or Cheltenham Spa to London Paddington. Cheltenham Spa provides a direct service to Bristol Parkway and Birmingham New Street. International airports at Birmingham and Bristol are also within easy reach. London Heathrow Airport is approximately 76 miles distant.

There is an outstanding range of established state and private schools in the area including Cheltenham College, Cheltenham Ladies College, and Pate's Grammar School, together with Dean Close and St. Edwards to name a few.

Sporting opportunities in the region include golf courses at nearby Burford, Broadway and Naunton Downs, polo at Cirencester park and racecourses at Cheltenham.





History

The parishes of Shipton Sollars and Shipton Oliffe date back to the 11th Century prior to them joining up in 1871. The villages are situated right at the top of the Coln Valley with the stream running through the villages acting as tributaries to the river. The area has been described over the centuries as one of the most sporting in the Cotswolds with its rolling countryside and open spaces. Shipton Sollars Manor dates back to the mid-17th century, with additions in the 19th and 20th centuries.

Shipton Sollars Manor

The house can be approached from either the main front entrance with the formal reception rooms off this or indeed the rear, leading into the boot-room and kitchen.

The wonderfully light and airy kitchen/breakfast room at the heart of the house has traditional flagstone flooring, and a centrally located Aga. Leading off the kitchen is the rear entrance, boot room and utility room.

Linked from the kitchen through a cosy media room, the unique garden room allows an abundance of natural light and makes the most of the southerly aspect over the immaculate gardens, making it perfect for entertaining. French doors open out onto the principal gardens and terrace area.

On the first floor, the master bedroom occupies the entire southern aspect of the house with bathroom, dressing room and upstairs sitting room (bedroom 2). This room could easily be a further bedroom if needed. There are two more main bedrooms on this floor, together with linen cupboards and ancillary dressing rooms and two bathrooms.

The secondary staircase leads up to the second floor, where three additional double bedrooms and a large bathroom provide ample guest accommodation.













*Floorplans for Shipton Sollars Manor,
Shipton Solars, Gloucestershire*

Approximate Gross Internal Area*:

House: 6,598 sq ft / 613 sq m

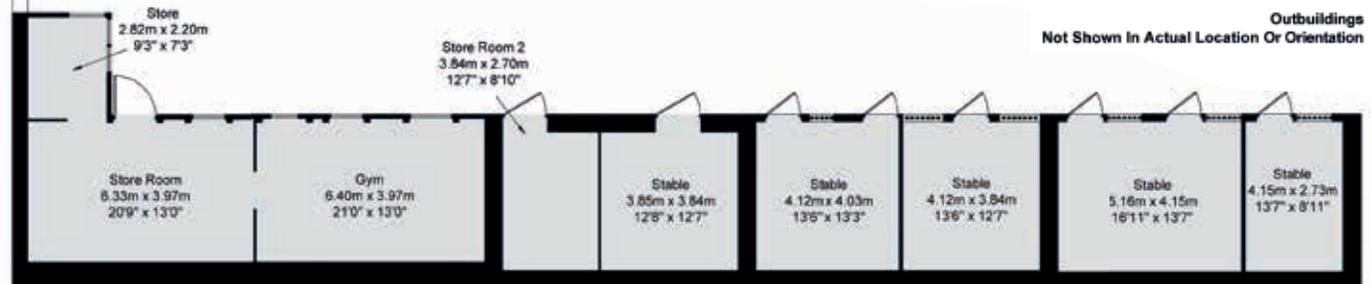
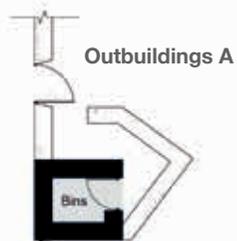
Boiler Room: 76 sq ft / 7 sq m

Stables: 1,593 sq ft / 148 sq m

Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.







Gardens and grounds

The heated swimming pool is tucked away to the south west of the house, between mature trees and a wall mounted fountain. An adjacent dining area has views over part of the moat and towards the lake and fields beyond. There is an external music and lighting system throughout the gardens.

Five Stables, with a gym and two store rooms, a secondary entrance, vegetable garden and additional parking is situated to the north of the house, accessed over a picturesque bridge.

The land and rolling grassland lie to the south and west of the manor. The vast majority of the land is post and railed and is used to farm sheep and produce hay. There is a manège (60 x 40) on the edge of this land.







Lot 2

Shipton Sollars Barn

This Grade II* listed Cotswold stone building is the most notable of the outbuildings and was converted from former stables and hay loft. In the last few years the roof has been replaced and offers an opportunity to create a separate property in its own right.

The accommodation within the main barn comprises of a farm house style kitchen/breakfast room dining room, snug, bar with separate cloakroom, billiards room and games room along with two possible bedrooms, one of which is currently being used as a photography studio, and an en suite bathroom. There are also two kennels at the end of this building.

Outbuildings and Annex

Double garage and two separate annex's/staff flats/ancillary accommodation.

The property has two entrances, a tennis court and pavilion, orchard and paddocks.

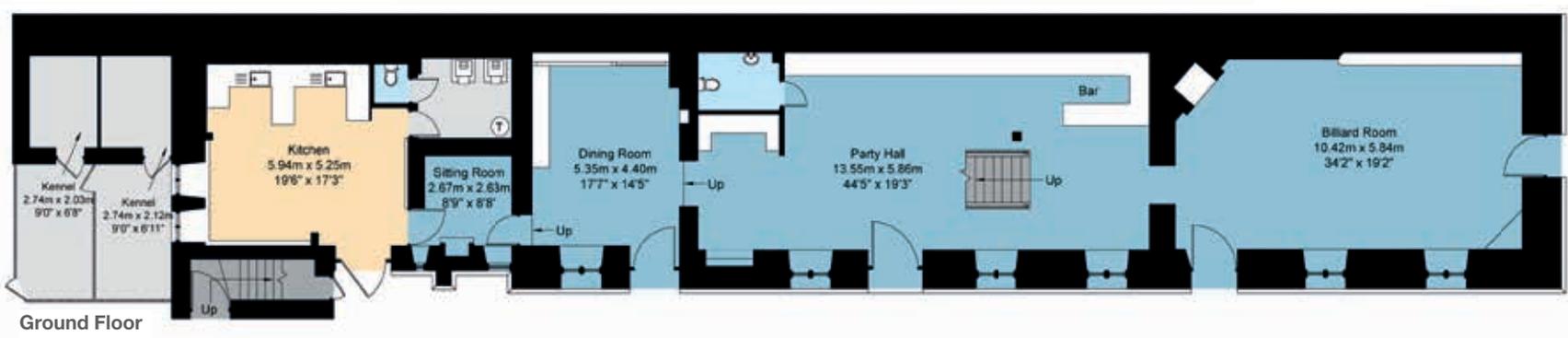
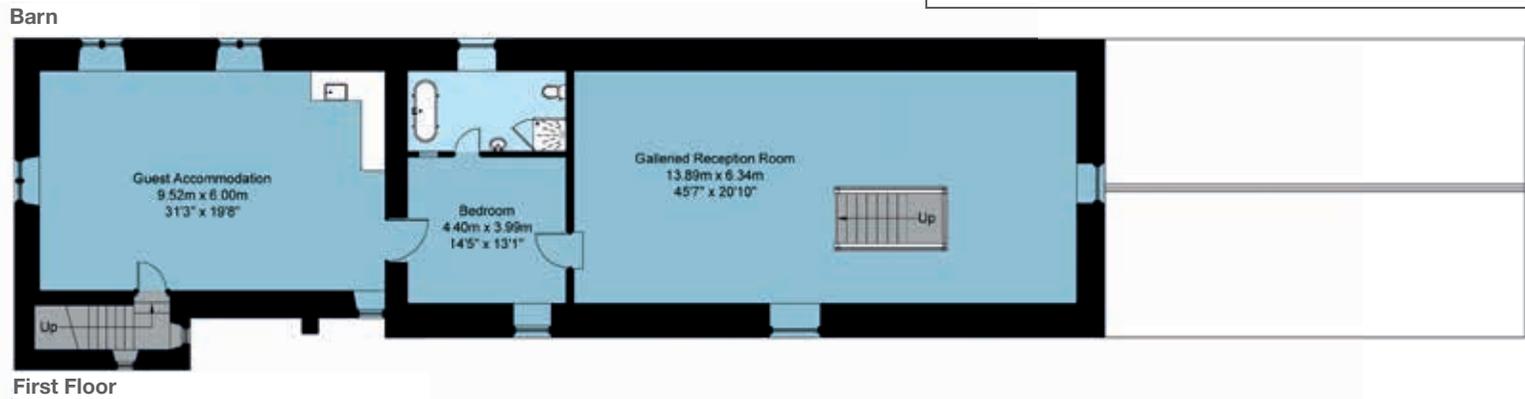
On the most western boundary, a right of access for the land at Shipton Sollars Manor will be granted.

*Floorplans for Shipton Sollars Manor
Garage/Annexe & Barn,
Shipton Solars, Gloucestershire*

Approximate Gross Internal Area*:
Garage/Annexe: 1,819 sq ft / 169 sq m
Barn: 4,370 sq ft / 406 sq m
Kennel: 118 sq ft / 11 sq m

Illustration for identification purposes only.
Not to scale.

*As defined by RICS – Code of Measuring Practice.



Outbuildings
Not Shown In Actual Location Or Orientation



General

Services:

Mains electricity and water.

Newly installed private draining system.

Oil-fired central heating.

Integrated music system.

Security system including cameras.

New wiring throughout.

Internal and external music system, centred round the entertaining area; including around the pool.

Dedicated fibre optic broadband line.

House – Grade II listed

Barn – Grade II* listed

Fixtures and fittings:

Only those mentioned in these sales particulars are included in the sale.

All others, such as fitted carpets, curtains, light fittings and garden ornaments are specifically excluded.

Local authority:

Cotswold District Council
(Telephone 01285 623000)

Council Tax:

Band H

Postcode:

GL54 4HU

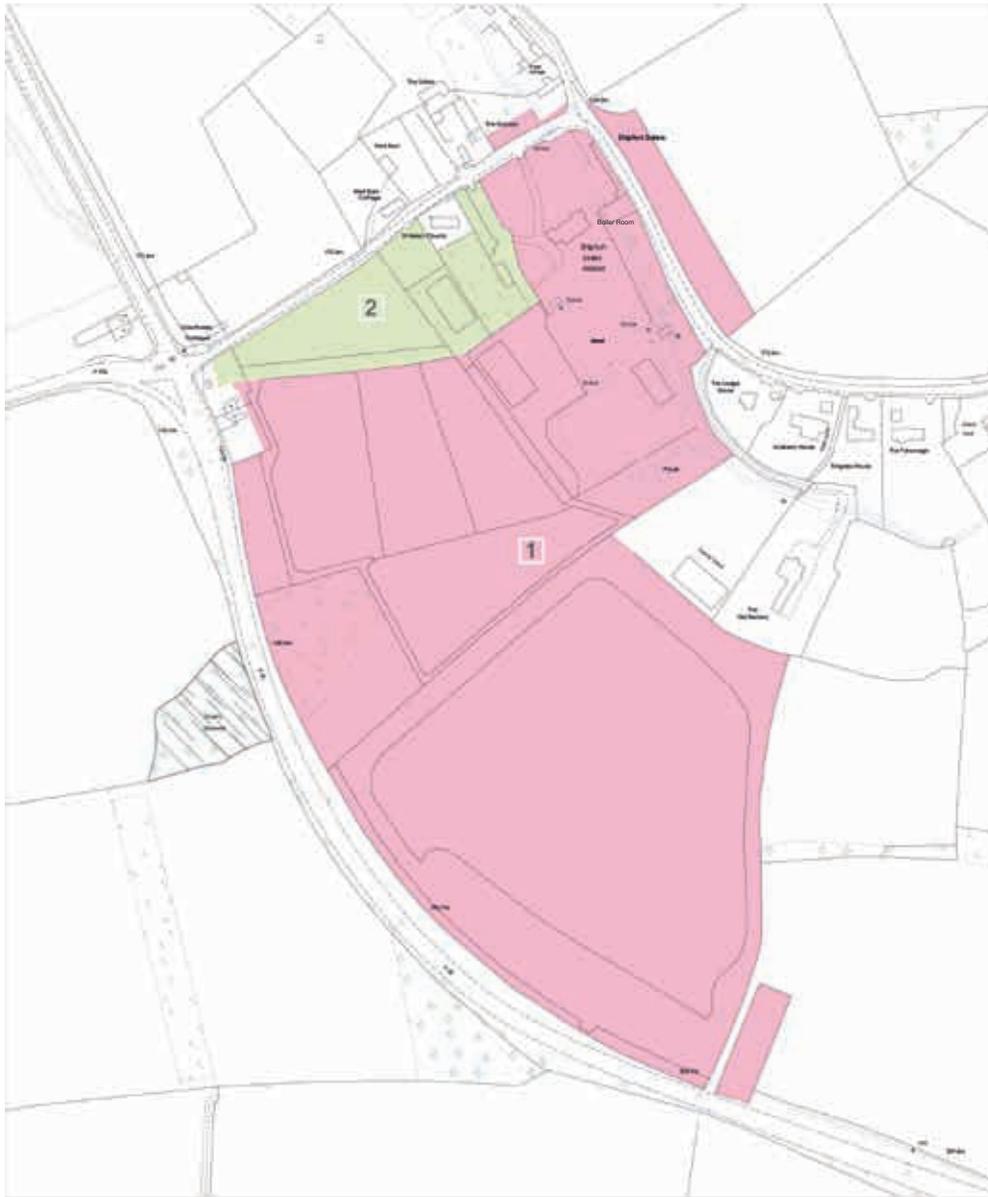
Rights of way:

There is a public right of way which passes through the paddocks to the far west of the garden.

Viewings:

All viewings are to be made by appointment only through the vendor's agents.



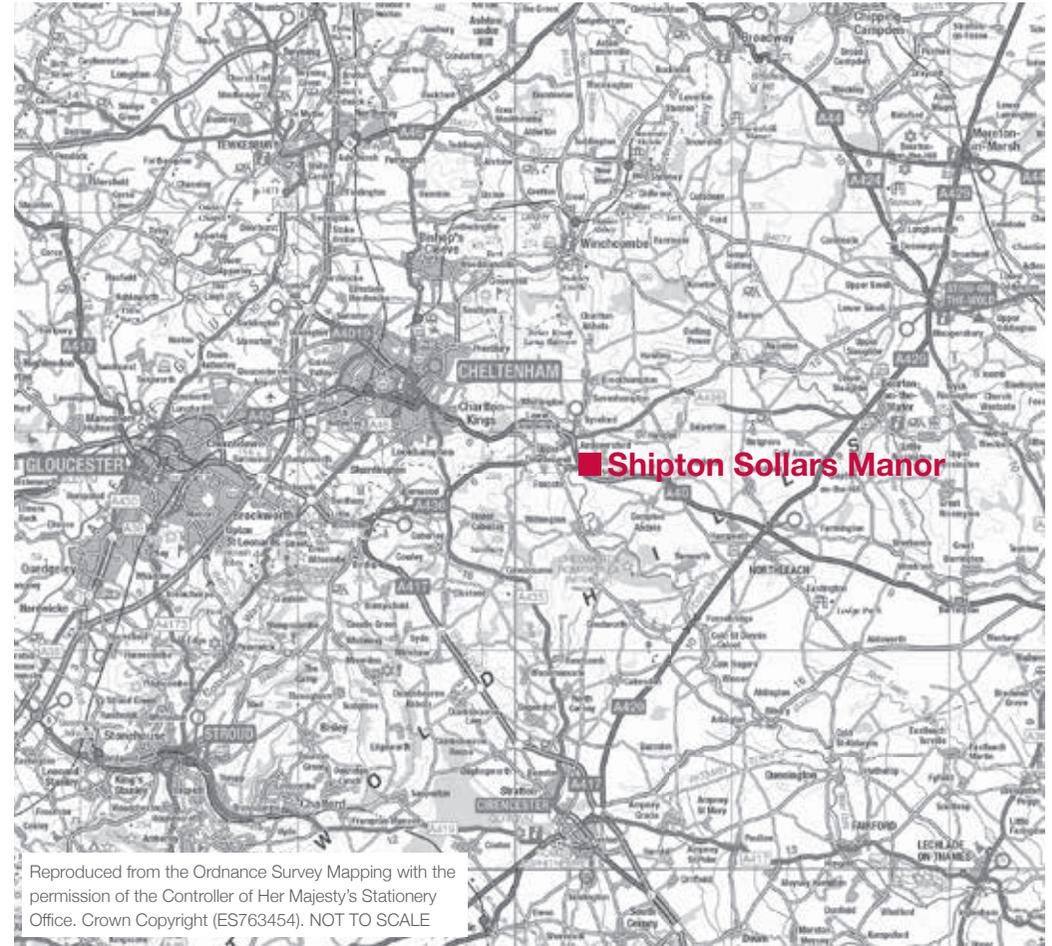


Shipton Sollars Manor

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Directions (postcode GL54 4HU)

From Oxford, take the A40 westwards towards Cheltenham. At the north east roundabout

with the A49, pass straight over and continue for a further 4 miles and then take the right hand turn signposted to Shipton (half a mile). Continue through Shipton, passing the Church on the left.

Towards the end of the village, pass the long stone wall on the left and bear around the sharp left hand bend and over the stream. The Manor is on your left hand side behind a Cotswold stone wall and staddle stone. Take the second turning through large timber gates.

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