



North Cerney Manor

North Cerney, Cirencester, Gloucestershire

An elegant and spacious Cotswold manor in the heart of the Churn Valley

North Cerney Manor is a superb Cotswold Grade II listed country house surrounded by its own walled gardens and grounds. Dating back to the 18th Century, with later additions, it has a range of impressive traditional Cotswold outbuildings along with stabling and paddock land adjoining the property.



**3/4
RECEPTION
ROOMS**



**7/8
BEDROOMS**



4 BATHROOMS



**COURTYARD &
STABLES**



6,187 SQ FT



UNFURNISHED



VILLAGE



**WALLED
GARDEN &
PADDOCKS**



**RENT
£12,500 P.M.**



The Property

North Cerney Manor is a fantastic Grade II listed property located in unspoilt rolling Cotswold countryside, with magnificent principal rooms of generous proportions and high ceilings. The house blends historic charm with modern comfort and is entered through an entrance hallway leading into an inviting and well-equipped kitchen/ breakfast room, pantry, and utility room. These lead into a billiards room with sash windows, and a large dining room. Beyond that is the spacious and light drawing room with a fine traditional fireplace.

A wine cellar is accessed from a plant room to the rear of the property. A well sized hall and study lead to a beautiful wooden carpeted staircase that proceeds to the first floor.

There are 5 first floor bedrooms, with the principal bedroom benefiting from a large ensuite bathroom and two spacious dressing rooms with large, fitted wardrobes. An extensive home office/bedroom and a further two bathrooms are also on the first floor. The second floor has two more bedrooms, a bathroom, an attic storeroom, and an additional bed/games room.

Outside

North Cerney Manor provides easy access to Cirencester and Cheltenham. The house is set within well-kept gardens on all sides of the property offering plentiful space for enjoyment and recreation, with patio doors from the drawing room opening onto a BBQ terrace for outdoor seating and entertainment. The dining room and kitchen/breakfast room also have patio doors opening onto the more formal western terraced garden. To the rear of the property is a private and secluded walled garden, fruit trees, a potting shed, walled vegetable garden, and former apple store.

The impressive traditional Cotswold stone courtyard comprises an open fronted 5 bay car port, secure double garage and stores, studio office space, gym, and general storage. It also offers 9 well sized equestrian stables, feed room, and secure tack room.

A further 5 stables and tack room are also available. The main property complex extends to 4.5 acres, which includes a 2.5-acre paddock.





An extra 19.54 acres of grazing is available if required by separate negotiation. North Cerney Manor may be available without the land and courtyard buildings.

Location

North Cerney is a charming Cotswold village found in the Churn Valley surrounded by farmland and mature woodland. The village offers a well renowned public house (The Bathurst Arms), a C of E primary school, church and village hall.

The market town of Cirencester, known as the Capital of the Cotswolds, is approximately 4 miles from the property. It is a thriving town with plentiful amenities and leisure opportunities with various shops, restaurants, cafés, several public houses, a weekly market and multiple supermarkets.

Cirencester has several schools, a sixth form college and is home to the Royal Agricultural University.

Stroud, Gloucester and Cheltenham are all within easy reach. Independent schools within daily commuting distance include Rendcomb College, Cheltenham College, Cheltenham Ladies College, Dean Close and The Kings School Gloucester whilst there are well regarded Grammar schools in Stroud Gloucester and Cheltenham.

Directions

Postcode: GL7 7BZ

From A417 take Perrott's Brook junction and take the Welsh Way onto the A435. Turn left onto A435 and head North towards Cheltenham. Continue for 1.5 miles then turn right onto Dark Lane into North Cerney next to Bathurst Arms. The property can be found 60 yards on the right after the public house through a set of wooden gates signposted on the barn wall "North Cerney Manor".



Distances

- Cirencester 4 miles
- Cheltenham 12 miles
- Stroud 15 miles
- Gloucester 17 miles

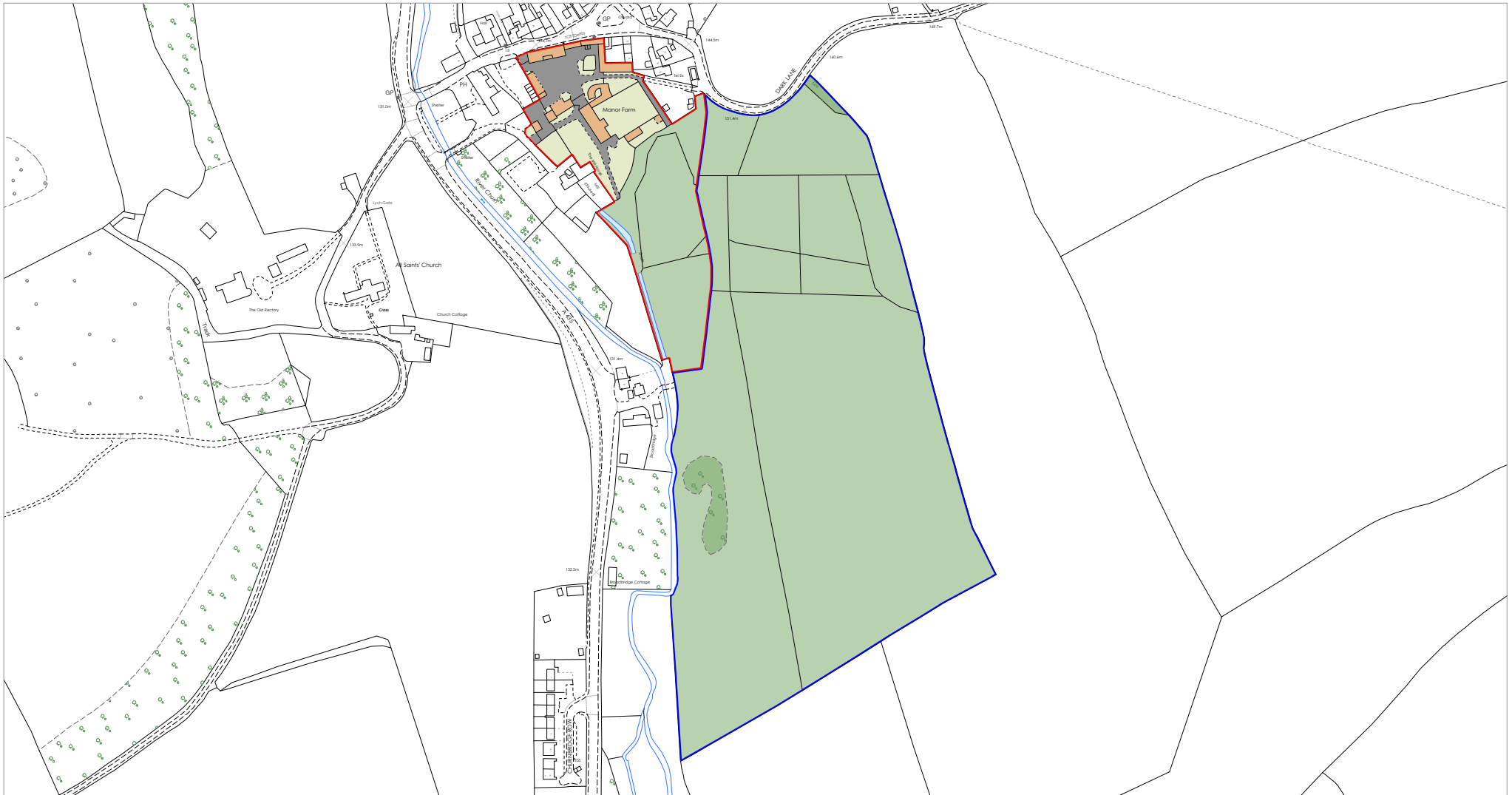
Nearby Stations

- Kemble Station 10 miles
(London Paddington 75 mins)

Nearby Schools

- Rendcomb College
- Cheltenham College
- Cheltenham Ladies College
- Dean Close
- The Kings School Gloucester





North Cerney Manor



Key

- House and land (1.80 ha / 4.44 ac)
- Available by separate negotiation (7.91 ha / 19.54 ac)

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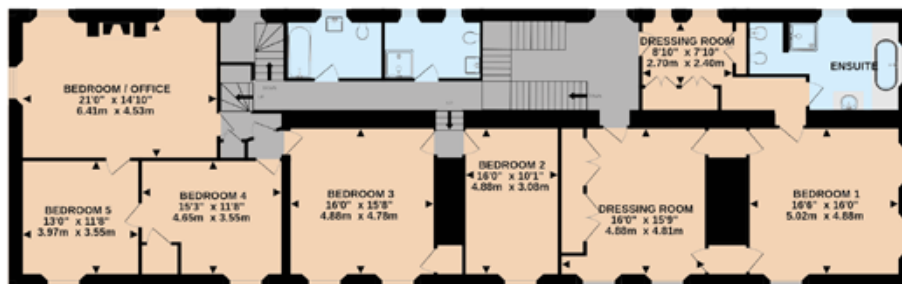
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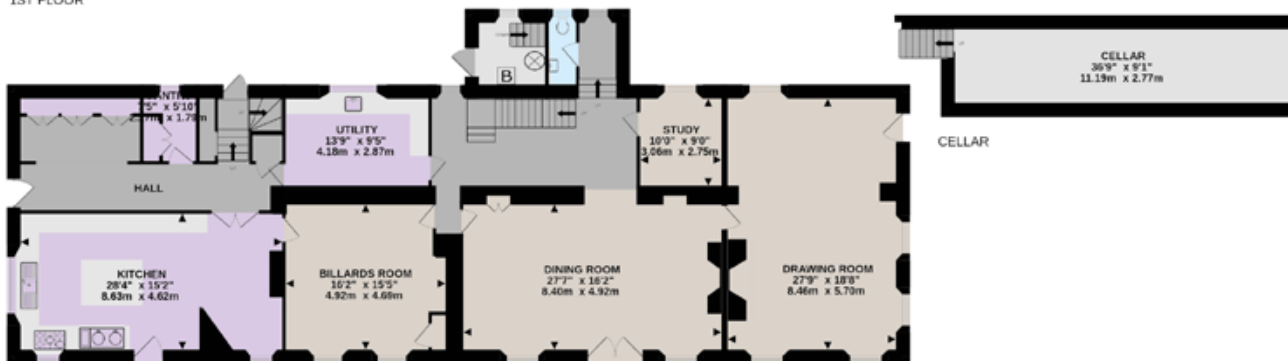




2ND FLOOR



1ST FLOOR



GROUND FLOOR



Floorplans

Total internal area 6,187 sq ft (574.8 sq m)

For identification purposes only.

General

Local Authority: Cotswold District Council.

Services: Mains water, drainage and electricity.
Main house heated by oil fired boiler.

Council Tax: Band H

EPC Rating: Band E

Fixtures and Fittings: Unfurnished

Parking: Private

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenancy: Non-Housing Act tenancy for main house.
Courtyard buildings and paddock land to be let under separate leases/licences.

Rent: £12,500 per month plus charges.

Tenancy Deposit: Negotiable depending on terms of lease.

Charges: The following charges may apply-
Contribution towards the preparation of a Non-Housing Act Tenancy Agreement £600 (Inc VAT) and Credit Reference per applicant £70 (Inc VAT).

Cirencester

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