



# Manor Farmhouse

Withington, Nr Cheltenham



## A modernised detached Cotswold stone farmhouse with character and plenty of living space

Manor Farmhouse offers a light and spacious private family home on the Withington estate, with enclosed garden, double garage, set in a rural location with views of the surrounding countryside, and on the edge of a desirable village.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**4 BATH/SHOWER ROOMS**



**DOUBLE GARAGE**



**5,352 SQ FT**



**UNFURNISHED**



**RURAL LOCATION**



**PRIVATE AND SECURE GARDEN**



**£3,950 P.C.M. PLUS CHARGES\***



### The property

Manor Farmhouse is a modernised traditional farmhouse with vaulted ceilings, lots of living space and plenty of character, perfect for family living. Set in its own private grounds with electric gates and on the edge of a beautiful Cotswold stone village, it's within striking distance of a traditional pub, has access to an equestrian livery yard (by separate arrangement) and is within easy reach of both Cirencester and Cheltenham.

Internally, the house has a large modern open plan kitchen/diner/sunroom with electric Aga, larder and laundry room. Off the sunroom there is a boot and dog room with separate washroom and plenty of space with access to outside. The large drawing room has a vaulted ceiling, a fireplace with wood burning stove and doors leading out to the garden. The two further reception rooms are of generous proportions, one of which is currently used as a playroom, but are flexible depending on individual requirements.

In addition, there is also a large downstairs cloakroom and good size office/storage room. The hallway leads to the stairs and also opens onto the sheltered patio area perfect for outdoor entertaining.

The stairs lead to the first floor where there are four good size bedrooms. The large principal bedroom and the larger second bedroom both have vaulted ceilings with exposed timbers. The principal bedroom also has an en-suite bathroom. There are two further good size bedrooms, one with an en-suite shower room, with an additional shower room off the landing.









## Outside

The property sits within secure grounds with electric gates and driveway leading to the double garage with electric car charging unit and plenty of outside parking. The garden wraps round three sides of the house and is mostly laid to lawn with areas left for wildflowers along with a small vegetable patch. The patio sits within the 'horseshoe' shape of the back of the house with lovely views of the church and countryside.

By separate negotiation there may be an option to access the neighbouring equine facilities.

## Location

Manor Farmhouse is part of the Withington estate and is set on the edge of Withington village on a quiet country village.

The property is a stone's throw from the village school and traditional pub with plenty of walking around the surrounding countryside. Withington lies between to the villages of Andoversford and Chedworth with good access to Rendcomb. Further afield the nearest towns of Cirencester and Cheltenham are of similar

distance. Cheltenham has a wide range of shops, bars, restaurants, supermarkets and cinemas as well as Cheltenham Racecourse. Cirencester known as the Capital of the Cotswolds, also has a wide range of boutique shops, supermarkets, a weekly market and golf course.

The main regional centres include Oxford, Swindon, Cheltenham, Bath and Bristol, all of which are within daily commuting distance. Communications are good, with easy access to the M4 and M5, as well as regular train services to London from Cheltenham and Kemble stations taking approximately 60-80 minutes.

The area is also well served by a number of excellent independent and state schools, making it a popular choice for families. Independent schools within daily commuting distance include Cheltenham College, Dean Close, Cheltenham Ladies College, Berkhamstead, Rendcombe College and Beaudesert Park School. Cheltenham also has a number of grammar schools including Pates. There is also a primary school in the village and in Andoversford and Chedworth. Rendcomb College also has a popular day nursery.

## Distances

- Rendcomb 6 miles
- Cirencester 9.2 miles
- Cheltenham 7.8 miles
- Oxford 40 miles

## Nearby Stations

- Kemble Station 14 miles  
(London Paddington approx. 60 mins)
- Kingham Station – 23 miles  
(London Marylebone station)
- Cheltenham Station 8.9 miles  
(London Paddington approx. 80 mins)

## Nearby Schools

- Cotswold School
- Rendcomb College (Independent)
- Cheltenham College (Independent)
- Cheltenham Ladies College (Independent)
- Dean Close (Independent)
- Berkhamstead Prep School (Independent)









## Floorplans

**Main House internal area** 3,383 sq ft (314 sq m)

**Garage internal area** 402 sq ft (37 sq m)

**Outbuilding internal area** 122 sq ft (11 sq m)

**Total internal area** 3,907 sq ft (363 sq m)

## Directions

what3words: ///bins.wells.throw

## General

**Postcode:** GL54 4BG

**Local Authority:** Cotswold District Council.

**Services:** Private water, Septic tank and electricity supplied by the estate. Main house heated by estate biomass. All rechargeable to tenant.

**Council Tax:** Band G

**EPC Rating:** Band D

**Fixtures and Fittings:** Unfurnished.

**Tenancy:** Assured Shorthold Tenancy.

**Tenancy Deposit:** Equivalent to 5 weeks rent.

**Charges:** The following charges may apply – Preparation of a Non Housing Act Tenancy Agreement £354 (Inc VAT) and Credit Reference per applicant £70 (Inc VAT).

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

## Cirencester

15 Dyer Street, Cirencester, Gloucestershire GL7 2PP

**01285 659661**

cirencester@struttandparker.com  
struttandparker.com

Over 50 offices across England and Scotland, including Prime Central London

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2025. Particulars prepared August 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



@struttandparker

For the finer things in property.



BNP PARIBAS GROUP