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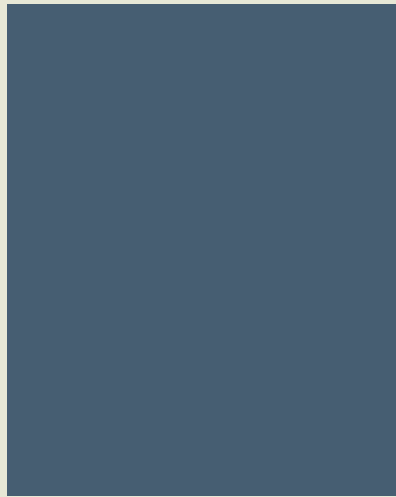
Cotswold Manor

Wotton under Edge, Cotswolds



This beautiful house is a large Victorian property dating back to the 1840's. The house is situated within its own private grounds and mature gardens and has excellent facilities.

The property is a great blend of old and new and includes many period features and formal living rooms, although the kitchen and conservatory area have a very modern/contemporary feel.



USPs:

- Heated outdoor pool
- Tennis court
- Cinema room
- Beautiful gardens and view
- Covered well featured in the conservatory

Location of house:

Edge of village within easy access of local amenities yet completely detached and private

Style of house:

A beautifully decorated historic property which has been tastefully furnished to retain many of the natural and historic features whilst stylishly blending them with 21st century necessities and luxuries to provide a comfortable home to be enjoyed by the family and guests

Number accommodated:

20 adults & 5 children

Number of bedrooms: 10

Bedroom configuration:

- 6 double rooms – 1 has kingsize bed and another has a double sofa bed
- 1 double/kingsize (zip & link)
- 1 family bedroom with kingsize double or twin (zip & link) plus 2 single beds
- 2 single rooms.

Bathrooms:

6 – 5 double bedrooms are en-suite and one has a private bathroom. The remaining bedrooms share the en-suite bathrooms.



Dining capacity:

- Dining room 18-20
- 14 by arrangement plus a further
- 4 people at the breakfast bar.
- Alfresco dining currently seats 8, but more by arrangement

Catering:

Self catered although excellent caterers can be recommended for in house catering or food deliveries – please ask for details

Dining:

Guide prices:

- 3 course dinner: From £25 per person
- Light supper: From £15 per person
- Breakfast: Full English from £10 per person
- Sample menus: Can be provided
- Pubs/restaurants locally: Several pubs in Wotton – a 10 minute walk plus plenty of others within a short drive e.g. Calcot Manor, Castle Coombe Manor House, The Conservatory or Gumstall Inn.

Other services:

- Cleaner can be provided at £10 per hour
- Babysitting can be arranged on request
- Driver can be arranged
- Excellent beauty therapists can be recommended

Facilities:

- Heated outdoor pool from May - September. Additional charge of £150 for heating during the winter months.
- Sauna on 1st floor
- Tennis court with rackets & balls provided
- Play room with oodles of toys, table football and air hockey
- Cinema room with CD & DVD library, play station 2 and Nintendo Wii with games



- Wireless broadband
- Outdoor play area with slide, swing & 2 trampolines
- Outdoor sun loungers for 6 people
- Gas BBQ (plus small coal BBQ)
- Croquet
- Helicopters able to land on croquet lane

Activities & places of interest:

Plenty of wonderful local towns to explore and Highgrove & Minichampton – homes of HRH Prince Charles and Princess Ann are nearby.

- Shopping in Cheltenham, Bath & Tetbury – 30 minutes drive
- Clay pigeon / rough shooting can be arranged locally
- Plenty of walking opportunities
- Horse riding can be recommended locally
- Falconry displays

Check in/out times:

4pm & 10am – sometimes flexible

Pets:

Well behaved dogs welcome by prior arrangement but must they be kept in the utility area. There is a charge of £25 per dog during your stay

Corporate facilities:

Small corporate groups welcome for informal meetings

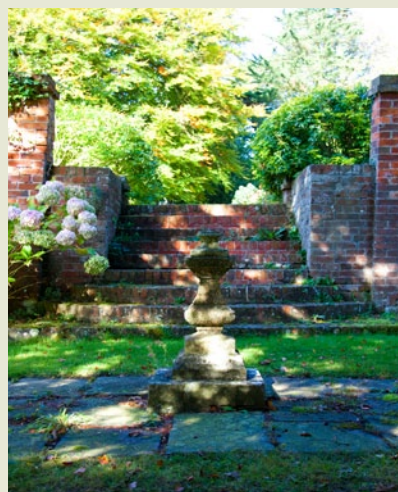
Activity / team building:

Suppliers offering a variety of activities on site or nearby can be recommended

Weddings:

No license although marquee receptions may be possible





Travel:

Travel time from London: 2 hour drive

Nearest airport: Bristol - 1 hour

*Nearest railway station: Stroud & Kemble
– 25 minutes*

*Taxi service: Local car firm, 'Gee Bee Travel'
can be arranged*

*Distance to nearest village:
Wotton-under-edge – short walk*

*Distance to nearest town: Tetbury &
Cirencester 30 minutes*

Price range:

Please see our website for current pricing.
www.housepartysolutions.co.uk

About the owners:

The property is the main family home of Nick and Cazz, who live there with their 4 children. It has only recently been offered for to guests for rental and we feel privileged to be able to offer you the opportunity to stay in this stunning property.

Interestingly, the owners are so passionate about it that they bought it twice! The first time they owned it for 3 years before selling it. They missed it so much that they bought it back 5 years later and have now lived there for 9 years.

Since moving back in, they have made several changes and improvements to make it the perfect family home for themselves and a welcoming home for you to enjoy with your family or friends – whatever the occasion!