HOUSE PARTY SOLUTIONS



Cotswold Manor House

Cotswolds

SLEEPS 24 - 28





- Glorious Manor House sleeping 24-28 guests, just outside of pretty Badminton and only 2 hours from London
- Garden and landscpaed grounds, including areas laid to lawn that attract the sun all day long
- Across the road from The Manor House, you will find a traditional country pub
- Parking for 10 cars with ample space nearby
- Covered outdoor social/entertaining area, including a hot tub
- Close to both Bath & Bristol

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OVERVIEW

Get the party started in a stunning country retreat, complete with a hot tub and large undercover outside social spaces. Raise a glass at the impressive boardroom dining table or escape from it all in secluded, private grounds next door to the world-famous Badminton Estate.

Be enthralled the moment you pass through the manor's private gates. Beyond the sweeping drive and beautifully landscaped grounds, you will step into imposing reception rooms that boast period fireplaces and ornate cornicing. Experience the sublime in a truly grand property where rooms are bathed in natural light and styled to reflect the present as well as the past.

Whether you are planning a hen party, group holiday or family get-together, The Manor House is the perfect place to let your hair down. It oozes all the charm of a secluded country home steeped in history without overlooking the mod cons none of us can live without. For comfort, style and amenities, it delivers everything you need for a good old knees up or a base big enough to accommodate up to 30 people.

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YOUR STAY

Number accommodated

- Sleeping 24 guests across 6 bedrooms or up to 30 guests including pull-out beds
- Pull out beds available for up to 6 additional guests
- Double sofa bed in the sitting room
- Linen and towels provided on all beds
- Free travel cots available on request

Bedroom & bathroom configuration

Ground floor

- Horton - 3x single beds with en-suite WC and shower
- Nailsworth - 1x King bed and 2x singles

First floor

- Painswick - 1x King bed and 2x singles with en-suite WC, bath and shower
- Tetbury - 1x King bed and 2x single beds
- Badminton - 1x King bed and 2x singles (pull out x2) with en-suite WC and shower room
- Fairford - 1x King bed, 2x single and 1x bunk bed (pull out x2) en-suite WC, bath and shower

Dining capacity

- Well-proportioned dining room with a feature boardroom-style dining table. Seating for 20 guests but up to 28 with additional pop up tables & chairs.

Catering

- Hired on a self catered basis however local recommended caterers can be provided.

Facilities

- Hot tub
- Wi-Fi
- Bluetooth sound system
- 65" HD TV
- Fully equipped kitchen
- Highchairs
- Open fires within the dining room & living room
- Parking for 10 cars
- Landscaped gardens

Check in / out times

- Check in from 4pm
- Check out by 10am
- Early check in or late check out may be possible depending on availability, at a cost of £200

Pets

- Pets welcome by prior arrangement

Disabled facilities

- The property is accessible however, please enquire for further information

Stag & Hen groups

- Both Stag & Hen groups welcome

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ACTIVITIES

On-site activities

- Large rear garden, perfect for activities & games, dining or relaxing in the sun
- Hot tub

Local attractions

- Visit both Bristol and Bath where you will find fabulous ideas for days and nights out
- Badminton Estate - 5 minutes away
- Westonbirt Arboretum - 10 minutes away
- Slimbridge Wetland Centre - 30 minutes away
- Cotswold Water Park - 35 minutes away
- SS Great Britain - 35 minutes away
- Bristol Zoo - 35 minutes away
- The Roman Baths - 30 minutes away
- Bath Abbey - 30 minutes away









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LOCATION

The Manor House is located in the picturesque hamlet of Pretty France in the Cotswold's. It sits on the edge of the Badminton Estate in Gloucestershire and enjoys far reaching views of the surrounding Area of Outstanding Local Beauty. Live for the moment and make memories in buzzing Bristol or historic Bath. These popular destinations are packed with things to do and see. From fine dining to lively nightlife, they promise to stimulate the senses and satisfy the most adrenaline-fuelled partygoer.

Distance from

- London - 2 hours 10 minutes / 110 miles
- Birmingham - 1 hour 35 minutes / 86 miles
- Bristol - 25 minutes / 20 miles
- Cardiff - 1 hour / 53 miles

Nearest airport

- Bristol - 45 minutes / 28 miles

Nearest train station

- Chippenham - 30 minutes / 14 miles

Distance to Village / Town

- Badminton - 5 minutes / 3 miles
- Bristol - 25 minutes / 20 miles
- Bath - 30 minutes / 17 miles









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FLOOR PLAN









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PRICES

Weekend

- 2 nights: From: £4,800
- 3 nights: From: £5,400
- Prices above are based on 20 guests. An additional charge applies for over 20 guests

Midweek

- 2 nights: From £2,200
- 3 nights: From £2,500
- Prices above are based on up to 20 guests. An additional charge applies for over 20 guests

Weekly

- Please enquire - prices based on season and number of guests

Christmas & New Year

- Christmas - please enquire. Prices are based on the number of guests and a minimum 5 night stay.
- New Year - please enquire. Prices are based on the number of guests and a minimum 5 night stay.

Booking terms

- £1,000 deposit required to secure ay booking
- Final balance is required 8 weeks prior to arrival
- A damages deposit of £1,000 will be held against a card approximately 3 days prior to check in and released within a week should there be no claims against it



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