HOUSE PARTY SOLUTIONS



The Barn

Cotswolds

SLEEPS 12





- Sleeping 12 - 15 guests across 6 luxurious well appointed bedrooms
- Outdoor heated swimming pool - open all year round. Child safety features include a lockable gate, depth sinage, life ring & hook
- Cedar hot tub plus access to the (shared) astro tennis court
- High speed fibre optic broadband
- Located only 2 hours from London
- Lovely bright courtyard with seating area and BBQ
- To the end of the property past our barn and amongst the fields, a new woodland play area for children with a secure area for younger children and picnic bench as well as a lookout and birds nest for older children
- The new stylish Retreat is now operational just minutes from the Estate with a state of the art Waterrower gym, pilates / yoga studio, private dining room / meeting space & treatment room

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OVERVIEW

Nestling in the heart of the Cotswolds in a quintessential Cotswold village on one of the area's most stunning Estates; sits this beautifully converted barn which was recently renovated to a very high standard to provide a luxurious venue for house parties and corporate entertainment. Situated only 2 hours from London and within the heart of the Cotswolds, the location of The Barn really is unrivalled and a great base to explore the surrounding area

The Barn itself offers 5 spacious en-suite bedrooms, sleeping 10 guests with sofa beds available for 3 extra guests. Next to the Barn lies the Peacock Pool bedroom which is a beautiful self contained building right beside the outdoor swimming pool, this building offers a king size bed with walk in wet room and a kitchenette.

About the owners:

The Manor started out as a family home for Steven Collins in which to spend relaxing weekends in the Cotswolds. He recently decided to redevelop the Barn and the Manor, working closely with Ptolemy Dean, celebrated architect specializing in listed buildings, and Ginny Bloom, award winning landscape gardener. They were presented with the Pinnacle Award by HRH Prince Charles for the restoration of its dry stone walls.

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YOUR STAY

- Sleeping 12 guests across 5 bedrooms plus the Peacock Pool outside bedroom. there are also 3 sofa beds available for additional guests
- Further accommodation across the Estate, please view our 'Manor & Barn Estate' webpage

- Gold Bedroom (GF) - Super King size bed with walk in shower / wet room
- Blue Bedroom (GF) - Super King size bed (or twin) with walk in shower / wet room. There is also a double day bed, suitable for two children or one adult
- The African Bedroom (GF) - Super King size bed (or twin) with en-suite bathroom
- The White Bedroom - Super King size bed (or twin) with en-suite bathroom
- The Pink Bedroom - Super King size bed (or twin) with en-suite bathroom. There is also a small day bed, suitable for children
- Peacock Pool Bedroom - King size bed with walk in wet-room and corner kitchenette. Situated outside and near the swimming pool area (a short walk from the Barn)

- Long Corian kitchen / dining room for up to 14 guests
- Alfresco dining options

- Hired on a self catered basis
- The Estate offers a highly experienced executive chef, who can meet and discuss with guests looking for any added extra or fully catered stay
- Drop off breakfast, lunch, dinner and food & wine deliveries can be ordered prior to arrival

- Cedar hot tub, shared astro tennis court, Weber Charcoal BBQ with lovely landscaped garden / patio area
- Swimming pool (heated & open, 1st May - 31st October)
- Fibre optic broadband
- State of the art iPad music system
- Outdoor games
- Nespresso machine
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- Check in from 4pm
- Check out by 11am

- Sorry, no pets

- Please enquire

- Well behaved stag & hen parties welcome

- On arrival guests will receive a Pantry Hamper filled with lovely treats from our Pantry shop
- Found in the bedrooms - La Bruket Swedish amenities, Travel Marvis toothpaste and luxury White Company towels & linen
- Provided additions - Cotswold Gold rapeseed oil. organic earl grey, organic English breakfast, artisan ground coffee, sugar, herbs & spices, 2 pints of organic Cotswold milk and washing up items

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ACTIVITIES

- Tennis Court (shared use)
- Hot Tub
- Swimming pool - From January 2026, the pool will be heated and open all year round
- Outdoor games
- BBQ's
- Xbox One
- High speed fibre optic broadband
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- Makeup classes
- Cookery lessons
- Cocktail mixology
- Wine tasting
- Magic lessons
- Shooting
- Archery
- Visit Berkeley Castle, England's oldest inhabited castle and most historic home
- Walk along the Cotswolds Way
- Browse the fine selection of shops, galleries and cafes in quintessential English town Stow-on-the-Wold
- Visit the stunning gardens at Bourton House
- Visit the historic Stratford-Upon-Avon, the birthplace of Shakespeare
- Go quad biking, kayaking, paintballing or windsurfing in different locations around the Cotswolds
- Visit the animals at Cotswold Farm Park, a short walk from the Manor & Barn
- Visit the Grade II listed Cotswold Perfumery in Bourton-on-the-Water
- Spend a few hours wandering around the pretty Cotswolds town Broadway









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LOCATION

- London - 2 hours
- Bristol - 1.25 hours
- Manchester - 2.5 hours
- Leeds - 3 hours

- Moreton-in-Marsh - 20 mins
- Kingham - 25 minutes
- (Both with direct trains to London Paddington in 1.5 hours)

- Sow-on-the-Wold in 6 miles away and has a fine selection of shops, cosy tea shops, restaurants and art galleries

- Cheltenham is 15 miles away with plenty of parks, shops, galleries and restaurants to visit









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PRICES

- January, February, March, April, October & November & December (up until the 19th) - Minimum 2 night stay @ £3,250 per night
- May, June & September - Minimum 3 night stay @ £3,250 per night
- August - Minimum 5 night stay @ £3,250 per night
- July, Christmas & New Year - Minimum 7 night stay @ £3,250 per night
- 50% initial deposit required to secure dates
- Remaining balance required 8 weeks prior to arrival
- Damages deposit - please enquire





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