HOUSE PARTY SOLUTIONS



The Manor & Barn

Cotswolds

SLEEPS 22 - 36





- Sleeping up to 30 guests in 16 bedrooms, + 6 children on extra sofa beds (12 in The Manor, 12 in The Barn, 6 in The Granary, 2 in The Cow Byre (extra beds available to sleep 37 guests maximum))
- Surrounded by beautiful gardens and grounds designed by Ginny Bloom
- The Manor provides a hidden cinema room & hot tub nestled in the converted Dovecote
- The Barn has a lovely courtyard with Cedar Hot tub and central fountain
- Heated outdoor swimming pool - open all year round. Child safety features include lockable gate, depth sinage, life ring and hooks
- Private lake available for all guests, offering paddle boards, rowing boats and wild swimming for the brave!
- Tennis Court
- High speed fibre optic broadband across the whole estate. Ideal for corporates and Wi-Fi calls.
- Xbox Ones in the Barn & Manor Cinema with a good selection of games from 3yrs upwards
- Located only 2 hours from London
- To the end of the property past our barn and amongst the

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OVERVIEW

Nestling in the heart of the Cotswolds in a quintessential Cotswold village and referred to in the Domesday Book, is one of the area's most stunning Estates. The beautiful, Grade 1 listed, 15th century Tudor Manor House, is set in 15 acres of award winning gardens and private grounds, overlooking the lake below. Guests can now enjoy the addition an outdoor pool, which is perfectly positioned in the Manor garden and from January 2026, it will be heated all year round. There is also a hot tub in the dovecote, with a decadent chandelier!

Just a two minute walk from the Manor, is a beautifully converted barn which was renovated to a very high standard to provide a luxurious venue for house parties and corporate entertainment. A further renovation and addition to the accommodation on the Estate, is The Granary offering 6 guests immaculate accommodation with views over the pristine tennis court. These three properties alongside the quaint Cow Byre (optional extra for exclusive rentals) and Peacock Shed offer an exclusive private Estate for all celebrations and events.

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

Number accommodated

- Sleeping a maximum of 36 guests across 5 luxurious properties
- The Manor - sleeping 10 guests across 5 bedrooms, extra beds available for 2 extra guests
- The Barn - sleeping 12 guests across 6 bedrooms, extra beds available for 3 extra guests
- The Granary - sleeping 6 guests across 3 bedrooms
- Cow Byre - sleeping 2 guests, with extra king bed available
- The Estate can be taken exclusively for large groups of up to 37 maximum. However smaller groups are very welcome with flexible accommodation for groups of 6 or more
- The owners do state the accommodation is best suited to 30 adults and 6 children across 16 bedrooms

Bedroom & Bathroom configuration

The Manor

- Master Bedroom - Super King size bed (or twin) with en-suite bathroom
- The Bentley - Four poster bed with en-suite bathroom
- The Lady in Black - Super King size bed (or twin) with en-suite bathroom
- Attic Labrador room - Super King size bed (or twin)
- Attic Bear room - Super King size bed (or twin)
- Snug (height restriction due to beams and ideal for children) - 2 built in single beds leading to the Labrador bedroom
- Fired Earth bathroom for attic use, offering a stunning roll top bath, shower & underfloor heating

The Barn

- Gold bedroom - Super King size bed with walk in shower / wet room
- Blue bedroom - Super King size bed (or twin) with a walk in shower / wet room (additional double day bed available)
- African bedroom - Super King size bed (or twin) with en-suite bathroom
- White bedroom - Super King size bed (or twin) with en-suite bathroom
- Pink bedroom - Super King size bed with en-suite bathroom (additional single bed available)
- Peacock Shed - Outside bedroom located by swimming pool (King size bed with en-suite wet room)

The Granary (bolt on only option to main houses)

- Master suite - Super King size bed (or twin) with en-suite shower & bath
- Mini double - King size bed shower near bedroom
- Second floor suite - Super King size bed (or twin) with specious en-suite roll top bath and shower room

Cow Byre (bolt on only option to main houses)

- Master bedroom - King size bed with shower over bath
- Sitting room - Double day bed available

Dining capacity

- Dining for 32 within The Manor
- Dining for 14 within The Barn
- Alfresco dining options available across the Estate

Catering

- 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

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YOUR STAY (cont.)

Facilities

- Manor - Cedar hot tub, secret cinema room with Xbox, table tennis, shared astro tennis court, Weber Charcoal BBQ, full sound system and large designer landscaped gardens
- Barn - Cedar hot tub, Heated outdoor swimming pool, shared astro tennis court, Weber Charcoal BBQ, full movie & sound system
- Tennis court
- Heated outdoor swimming pool (open 1st May - 31st October)
- Private lake available for all guests, offering paddle boards, rowing boats and wild swimming for the brave!
- Children's play area
- Fibre optic broadband across the whole estate
- State of the art iPad music system
- Outdoor games
- Weber charcoal BBQ's, a bag of charcoal, firelighters are provided are provided
- State of the art cinema room located within the Dovecote. A quirky addition to the estate with a full size cinema screen, surround sound and a huge selection of movies for the full cinema experience. Seating for up to 12 guests comfortably, with food and beverage options available at an additional cost
- Nespresso machines across the Estate
- 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

Check in/out times

- Check in from 4pm
- Check out by 11am

Pets

- Sorry, no pets.

Disabled facilities

- Sorry, no disabled facilities.

Weddings

- The Estate is licensed for 2019 and able to hold civil ceremonies within the beautiful old Peacock Shed
- There is also a CofE church in the village which can be used
- The maximum number for formal dining and the reception is 32
- We can allow a small marquee for 45 guests
- Any dancing and music for the evening must be held inside The Manor and move inside after 8pm

Stag and Hen parties

- Well behaved stag & hen parties welcome.

Extras

- 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
- Each house also contains the following - 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

On-site Activities

- Tennis
- Two Hot Tubs
- Outdoor heated swimming pool
- Private lake available for all guests, offering paddle boards, rowing boats and wild swimming for the brave!
- Children's play area
- Cinema room
- Table tennis (Manor)
- Table football (Barn)
- Outdoor games
- BBQ's
- Xbox One's
- High speed fibre optic broadband
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The following activities can be arranged at the house

- Makeup classes
- Cookery lessons
- Cocktail mixology
- Wine tasting
- Magic lessons
- Shooting
- Archery

Local Attractions

- 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

Nestling in the heart of the Cotswolds in a quintessential Cotswold village on one of the area's most stunning estates; this beautiful 15th century Tudor Manor House is a Grade 1 listed building set in 15 acres of award winning gardens and private grounds. Just a two minute walk from the Manor, is the beautifully converted barn.



Distance from

- London - 2 hours
- Bristol - 1 1/4 hours
- Manchester - 2 1/2 hours
- Leeds - 3 hours



Nearest airports

- Birmingham Airport - 1 hour
- Bristol Airport - 1 1/2 hours

Nearest railway stations

- Moreton-in-Marsh - 20 mins
- Kingham - 25 mins
- (Both with direct trains to London Paddington in 1 1/2 hours)



Distance to nearest village

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

Distance to nearest town

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



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PRICES

Minimum Stay & Seasonal Prices

Minimum Stays???:

- January, February, March, April, October, November, December (up to the 19th December) - Minimum 2 nights
- May, June & September - Minimum 3 nights
- August - Minimum 5 nights
- July, Christmas & New Year - Minimum 7 nights

- 5 Bedrooms (plus 2 children in a family-link twin room)
- £3,250 per night

- 6 Bedrooms (plus 2 on single sofa beds)
- £3,250 per night

- 3 bedrooms
- £1,250 per night

Cow Byre

- 1 Bedroom
- £500 per night

- 15 bedrooms
- £8,250 per night

- 50% initial deposit required to secure dates
- Remaining balance required 8 weeks prior to arrival
- Damages deposit - please enquire
- We advise that clients take out travel insurance

Cost Includes

- White Company bed linen
- Pool / Hot Tub Towels
- 100 Acres Organic Bathroom Amenities
- House Flowers
- Mineral Water
- Bottle of British Sparkling from Hambledon Vineyard
- Daily fresh Bertinet Bakery pastries from the Pantry
- Firewood (winter bookings)
- Charcoal for the BBQ (summer bookings)



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