HOUSE PARTY SOLUTIONS



# The Manor Spa

## Cotswolds

SLEEPS 23 - 27





- Historic Cotswold Manor House, originally built for the Prime Minister in the 1800's
- 7 comfortable bedrooms to sleep a maximum of 27 guests with 5 bath/shower rooms and additional WC
- Indoor swimming pool & hot tub
- South facing, landscaped gardens with large charcoal BBQ, patio/entertaining area seating 27 at bench tables for alfresco dining
- Within 30 minutes of Bristol & Bath
- Meadow for outdoor sports, games and activities
- Cotswold countryside & walks immediately on the doorstep
- Dining area for 20 plus an additional 6 in adjacent bar/lobby
- Stag & Hen parties welcome
- Dog Friendly - by prior arrangement, at no additional charge
- Parking for 12 cars

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## OVERVIEW

Embrace the rural idyll at The Manor Spa. Sympathetically updated to reflect its illustrious past, this spacious historic building was originally built in 1800 and sleeps up to 27 guests. Soak up the magnificent architecture created by Prime Minister Robert Jenkinson and discover what charmed the subsequent owners, including the Duke of Beaufort and the Wordsworth family.

Be enthralled the moment you pass through the Spa's private road. 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.

You won't be short of space, whether you want to celebrate a special occasion or get away from it all as a group. Gather around the Swimming pool for a dip. Take a break in the comfortable lounge or enjoy a catch-up in the boutique lobby. Recharge your batteries in our Cotswold inspired bedrooms which incorporate warm tones & soft furnishings for your comfort. Tastefully matched furniture and artwork complete the decor so when you need to dip out of the action, you'll enjoy a beautifully styled retreat.

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## YOUR STAY

### Number accommodated

- Sleeping 23 - 27 guests across 7 bedrooms
- Please note that the permanent bed layout is for 23 guests. Should you wish to increase your guest numbers to 27, the bunk beds in the Stanton room are a double on the bottom bunk and can accommodate an extra 2 guests. There is also a pull-out double sofa bed in the living room (linen put aside ready for use).

### Bedroom & bathroom configuration

Ground floor

- Burford - 2x single beds
- Stow - 1x King size bed
- Lacock - 2x single beds
- Shared bathroom

First floor

- Bourton - 2x single beds with en-suite
- Stanton - 1x King size bed, 1x single bed & 2x (triple) bunk beds. Shared bathroom on the landing

Second floor

- Sodbury - 1x King size bed, 1x single bed & 1x bunk bed with en-suite
- Blockley - 1x King size bed & 1x single bed with en-suite

### Dining capacity

- Conservatory dining room with seating for 20 & a further 6 in the adjoining lobby
- Patio/entertainment area with bench seating for up to 27 people and large charcoal BBQ

### Catering

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

### Facilities

- Indoor swimming pool
- Hot tub
- Two 50" HD Smart TV
- Wi-Fi (450mb connection)
- Fully equipped kitchen (Cutlery, utensils, crockery and glass wear to service up to 27 guests)
- Comfortable lounge
- Open Fire
- South facing gardens and landscaped grounds, which enjoys sun all day long
- Meadow for sports, games & activities
- Parking for 12 cars
- 2x travel cots & high chairs available on request

### Check in & out times

- Check in from 4pm
- Check out by 10am
- Early check-in / late check-out, available by arrangement at additional cost - please enquire for rates

### Pets

- Pets are welcome by prior arrangement at no additional charge

### Disabled facilities

- The property is accessible, please enquire for further information

### Stag & Hen groups

- Hen parties welcome
- Stag parties welcome
- Good Neighbour Policy is in operation due the property's situation in a residential area. The property is fitted with Minut (camera free) noise sensors to monitor sound levels and strict noise restrictions are in place from 11pm

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## ACTIVITIES

### On-site activities

- Indoor swimming pool
- Hot tub
- Large outdoor social/entertaining area with seating
- South facing landscaped gardens & grounds

### Local attractions

- Ideally located for trips to Bath & Bristol
- Badminton Estate
- Westonbirt Arboretum
- Slimbridge Wetland Centre
- Cotswold Water Park
- SS Great Britain
- Bristol Zoo
- The Roman Baths
- Bath Abbey









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## LOCATION

The Manor Spa is located in the picturesque hamlet of Petty France in the Cotswolds. It sits on the edge of the Badminton Estate in Gloucestershire and enjoys far-reaching views of the surrounding Area of Outstanding Natural Beauty. Ideally located for trips to Bristol and Bath, it is perfect for those looking for accommodation close to all the action but far enough away to offer a total escape. Across the road from The Spa House, you will find a traditional country pub. As well as serving drinks, it boasts lunch and evening menus as well as speciality foods on theme nights.



## Distance from

- London - 2 hours 15 minutes / 110 miles
- Bristol - 25 minutes / 20 miles
- Cardiff - 1 hour 5 minutes / 52 miles
- Birmingham - 1 hour 35 minutes / 87 miles
- Manchester - 3 hours / 166 miles



## Nearest airport

- Bristol Airport - 45 minutes / 27 miles

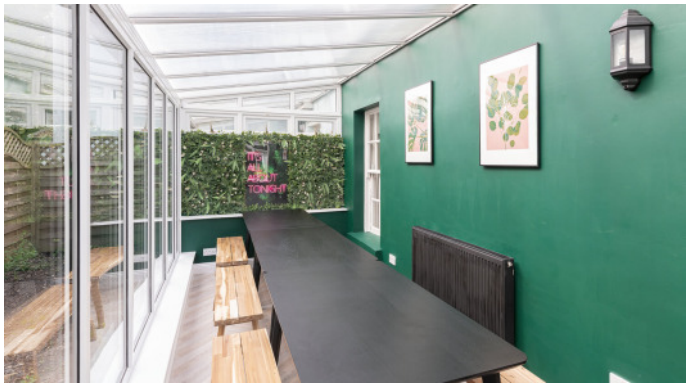
## Nearest train station

- Chippenham - 28 minutes / 14 miles
- Bristol Parkway - 25 minutes / 17 miles



## Distance to Town/Village

- Badminton - 5 minutes / 3 miles



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## FLOOR PLAN









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## PRICES

### Weekend

- 2 nights: From £5,350
- 3 nights: Form £5,950
- Please note that prices above are based on 20 guests. Please enquire for confirmed pricing based on group size and time of year.

### Midweek

- 2 nights: From £2,200
- 3 nights: From £2,950
- 4 nights: From £3,300
- Prices are based on 20 guests. Please enquire for confirmed pricing based on group size and time of year.
- A minimum stay of 4 nights applies during peak season.

### Weekly

- Please enquire - prices are 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
- Prices are based on 20 guests. Please enquire for confirmed pricing based on group size.

### Booking terms

- £1,000 deposit required to secure any 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 of departure minus any deductions, if applicable.



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