



HOUSE PARTY SOLUTIONS



# Yew Tree Manor

Cotswolds

SLEEPS 18 - 26



- ◆ Flexible sleeping arrangements for up to 26 guests
- ◆ Beautiful heated outdoor pool (open May - September)
- ◆ Cinema room
- ◆ Beautiful kitchen with Aga
- ◆ Open fireplaces
- ◆ Many period features
- ◆ Pub within walking distance
- ◆ Delightful private gardens
- ◆ Games for children
- ◆ Located in the heart of the Cotswolds and situated in a elevated private position with views across the Uley Valley. The famous Cotswolds Way walk is right outside the gates





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### OVERVIEW

Yew Tree Manor is a beautifully restored Georgian Manor with many historical connections. It was designed by architect Anthony Keck in 1760 who was associated with Highgrove, Berkeley Castle and Rodborough Manor and was once a 'coming of age' present to the late William Purnell. Superbly situated on the Cotswold Way and set in 7 acres of private gardens, Yew Tree Manor is the perfect house for entertaining and relaxing. It boasts a number of reception rooms, all with impressive period features and open fireplaces; a well equipped kitchen and a beautiful outside pool complimented by an al fresco dining area for the warmer summer months.

A note from the owners:

"If you're looking for something special, luxurious and personal we think you'll be delighted with Yew Tree Manor. We look forward to welcoming you to our home."



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### YOUR STAY

#### <span>Number accommodated</span>

- ◆ Sleeping up to 18 adults with space for 8 children
- ◆ All bedrooms are generous and most can accommodate extra beds if required. Please do enquire for specific requirements and we'll always do our best to accommodate

#### <span>Number of bedrooms</span>

- ◆ 9 bedrooms with use of the pool house

#### <span>Bedroom configuration</span>

##### Main House

- ◆ Master Suite: 1 x super-king with en-suite
- ◆ Huge dressing room just off the suite has 1 x super-king/twin (zip and link)
- ◆ Middle Room: 1 x king-size (plus a single trolley bed which can become two singles)
- ◆ Red Room: 1 x king-size
- ◆ Blue Room: 1 x king-size
- ◆ Rose Room: 1 x super-king/ twin (zip and link) with en-suite

##### Ground Floor

- ◆ Music Room: 1 x king-size four poster bed
- ◆ Snug: 1 x king-size sofa bed

##### Pool House

- ◆ 1 x king-size sofa bed (if not being used as a cinema room)

NB. There is space in the master dressing room, red room, girls room or ground floor music room to add two quality American style Z beds, sleeping an extra 2 people.

#### <span>Number of bathrooms</span>

- ◆ 4 plus a wet room in the pool house

#### <span>Bathroom configuration</span>

- ◆ 3 x en-suites (for Master Suite, Red Room and Rose Room)
- ◆ 1 x family bathroom (shared between Middle Room and Blue Room)
- ◆ 1 x wet room in pool house (for remaining ground floor bedrooms)
- ◆ 1 x cloakroom downstairs

#### <span>Dining capacity</span>

- ◆ Kitchen: Seats up to 8
- ◆ Dining Room: Seats up to 22
- ◆ Alfresco: Seats 20+

#### <span>Catering</span>

- ◆ Self-catered- but caterers can be arranged on demand.

#### <span>Facilities</span>

- ◆ Heated outdoor pool
- ◆ Cinema room
- ◆ The option of hiring a hot tub can be arranged at the cost of £300 based on weekend hire. This option is perfect for those winter dates and is placed just outside the kitchen, overlooking the patio tucked inside the walled courtyard.
- ◆ Trampoline
- ◆ Table tennis table
- ◆ Small football table
- ◆ Swing, climbing frame and playhouse for children

#### <span>Check in/out times</span>

- ◆ Check in at 3pm on Friday and 12pm check out on Sunday - can be flexible with this depending on bookings.

#### <span>Pets</span>

- ◆ By prior agreement only - cost is be decided on application.

#### <span>Disabled facilities</span>

- ◆ Sorry, not suitable.

#### <span>Stag & Hen parties</span>

- ◆ Sophisticated Hens are welcome.
- ◆ Sorry, no Stag parties.

#### <span>Corporate facilities</span>

- ◆ Corporate meetings can be held in the dining room seating up to 20.
- ◆ Single room occupancy for 8 people or for up to 15 if people share twin bed rooms.



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### YOUR STAY (cont.)

#### **Other services offered**

- ◆ Beauty treatments can be organised on site
- ◆ Minibus cab can be arranged
- ◆ Housekeeping can be organised
- ◆ Babysitting
- ◆ 1 travel cot available on request
- ◆ 1 high chair available on request







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### ACTIVITIES

#### <span>Local Attractions</span>

- ◆ Visit the Roman Baths and walk where the Romans walked, and taste the waters!
- ◆ Go see the private gardens of their Royal Highness, the Prince of Wales and the Duchess of Cornwall at Highgrove
- ◆ Visit the magnificent Gloucester Cathedral- which features in the Harry Potter films as Hogwarts
- ◆ Shopping in Bath or Bristol
- ◆ Dine in one of the award-winning restaurants at Calcot Manor or Castle Combe Manor House
- ◆ Visit the spectacular 17th Century mansion Dyrham Park set amongst beautiful gardens and a deer park in Chippenham
- ◆ Enjoy a number of activities locally including shooting, paintballing, canoeing, kayaking, sailing and go-karting
- ◆ Masses of walking, cycling or horse riding at Westonbirt National Arboretum
- ◆ Nearby is England's oldest inhabited castle and most historic home of Berkeley Castle
- ◆ The Cotswolds Way starts from the Manor
- ◆ Antique shopping in Tetbury





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### LOCATION

Yew Tree Manor is superbly situated on the Cotswold Way, south facing and set in 7 acres of private gardens on the edge of the Uley Valley.

#### **<span>Distance from:</span>**

- ◆ London - 2.25 hours
- ◆ Bristol - 40 mins
- ◆ Manchester - 2.75 hours
- ◆ Leeds - 3.25 hours

#### **<span>Nearest airports:</span>**

- ◆ Bristol Airport - 50 mins
- ◆ Birmingham Airport - 1.5 hours
- ◆ Heathrow - 2 hours

#### **<span>Nearest railway stations:</span>**

- ◆ Cam and Dursley - 10 mins
- ◆ Stroud - 20 mins
- ◆ Kemble - 30 mins
- ◆ Bristol Parkway - 40 mins
- ◆ Bristol Temple Meads - 45 mins

#### **<span>Distance to nearest villages:</span>**

- ◆ Dursley - 5 mins
- ◆ Wotton-under-Edge - 10 mins

#### **<span>Distance to nearest towns:</span>**

- ◆ Tetbury - 15 mins
- ◆ Stroud - 20 mins







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### FLOOR PLANS

Ground Floor

First Floor





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### PRICES

2025

All bookings are seasonal and prices vary throughout the year. Please enquire for a confirmed rate based on your preferred dates.

The prices below are based on up to 18 guests. Additional guests (up to a maximum of 26 including children), are charged at £55 per person / per night.

#### Minimum stay:

- ◆ Bank holiday weekends - minimum 3 night stay
- ◆ Mid Season: April, May, June, September - minimum 3 night stay
- ◆ Peak Season: May half term, Easter, July & August - minimum of 7 nights
- ◆ Low Season: January, February, March, October, November & December (excluding Christmas & New Year) - minimum 2 night stay

#### Weekend

- ◆ From £4,900 - £5,800 for 2 nights, based on up to 18 guests
- ◆ From £7,400 - £8,695 for 3 nights, based on up to 18 guests

#### Midweek

- ◆ Please enquire

#### Weekly

- ◆ Please enquire

#### Christmas & New Year

- ◆ Christmas - please enquire
- ◆ New Year - please enquire

#### <span>Booking Terms</span>

- ◆ 40% deposit required to secure
- ◆ Balance due 8 weeks prior to arrival.
- ◆ Damages deposit of £1,000.







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