HOUSE PARTY SOLUTIONS

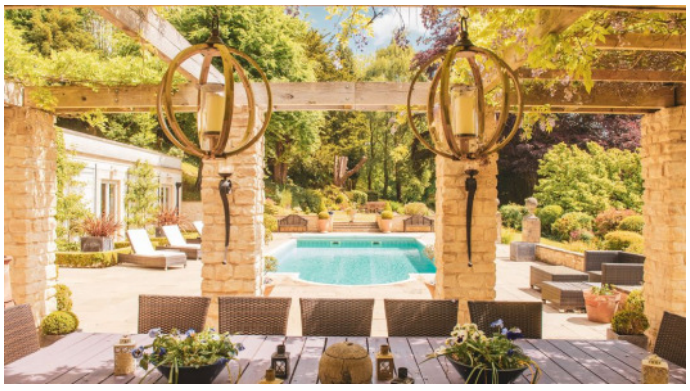


Yew Tree Manor

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

HOUSE PARTY SOLUTIONS

Yew Tree Manor



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."

HOUSE PARTY SOLUTIONS

Yew Tree Manor

YOUR STAY

Number accommodated

- 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

Number of bedrooms

- 9 bedrooms with use of the pool house

Bedroom configuration

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.

Number of bathrooms

- 4 plus a wet room in the pool house

Bathroom configuration

- 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

Dining capacity

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

Catering

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

Facilities

- 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

Check in/out times

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

Pets

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

Disabled facilities

- Sorry, not suitable.

Stag & Hen parties

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

Corporate facilities

- 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.

HOUSE PARTY SOLUTIONS

Yew Tree Manor

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









HOUSE PARTY SOLUTIONS

Yew Tree Manor

ACTIVITIES

Local Attractions

- 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









HOUSE PARTY SOLUTIONS

Yew Tree Manor

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.



Distance from:

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



Nearest airports:

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

Nearest railway stations:

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



Distance to nearest villages:

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

Distance to nearest towns:

- Tetbury - 15 mins
- Stroud - 20 mins



HOUSE PARTY SOLUTIONS

Yew Tree Manor

FLOOR PLANS

Ground Floor





First Floor





HOUSE PARTY SOLUTIONS

Yew Tree Manor



PRICES

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: £5,500 for 2 nights, based on up to 18 guests
- From: £8,200 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

Booking Terms

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



HOUSE PARTY SOLUTIONS

Yew Tree Manor















