



Baunton, Cirencester.

THE OLD MANOR HOUSE.



PREFACE.

The Principal House:

Entrance Hall | Drawing Room | Dining Hall | Sun Room | Kitchen | Pantry & Laundry Room | Utility Room | Cloakroom | Master Bedroom with adjoining bathroom | Library | 5 further Bedrooms | 2 further Bathrooms

The Coach House:

2 Bedrooms | Sitting Dining Room | Kitchen | Bathroom and separate Cloakroom

Outbuildings:

4 bay Garage | Stone stables | Separate Stable yard and Barn

Garden and Grounds:

Mature landscaped Gardens | Paddock with river frontage on the River Churn

For sale Freehold:

In all about approximate total area 688.4 sq m / 7410 sq ft



WHY WE LOVE THE OLD MANOR HOUSE.

‘The Old Manor in Baunton is an outstanding example of a Cotswold manor house with royal connections and a rich history stretching all the way back to the 13th century.’

The manor in Baunton has only belonged to a handful of families since the Norman conquest and the current owners have been its custodians for the last 40 years. This is a home which wears its past proudly on its sleeve since the current owners have lovingly restored the house’s historic interiors, removing modern false ceilings and later Victorian

partitions to reveal the outstanding features and grand proportions of previous centuries beneath.

As is often the case for medieval manors, the house is located within the village, and has a close boundary to a neighbour and yet it enjoys a lovely private aspect and unimpeded views with grounds running right down to the river Churn.







MAIN HOUSE

The front door with its pretty Georgian fanlight is accessed via a smart stone porchway which leads into the entrance hall with doors through to a cloakroom and the magnificent formal drawing room in the earliest part of the house. This room stands on the footprint of the original medieval hall which occupied this site before the house was largely rebuilt in the 16th century. It features an enormous 11ft 6 in. inglenook fireplace (allegedly large enough to roast an ox), exposed beams, wooden floor and large windows overlooking the garden as well as charming original spiral staircase leading up to what was once the medieval solar and is now the principal bedroom suite above.

The similarly impressive Tudor dining hall sits to the other side of the entrance hall and includes another large period fireplace, exposed stone walls, a flagstone and wooden floor and an elegant gothic style wooden staircase which was a bespoke commission by the current owners. Some particularly special decorative panelled treatment to

the ceiling joists and the distinctive roll-moulded decoration to the main beam help date this room to the mid-16th century. A sun room next door offers a more relaxed reception room with an open fireplace, French doors to the terrace and a stone floor with underfloor heating.

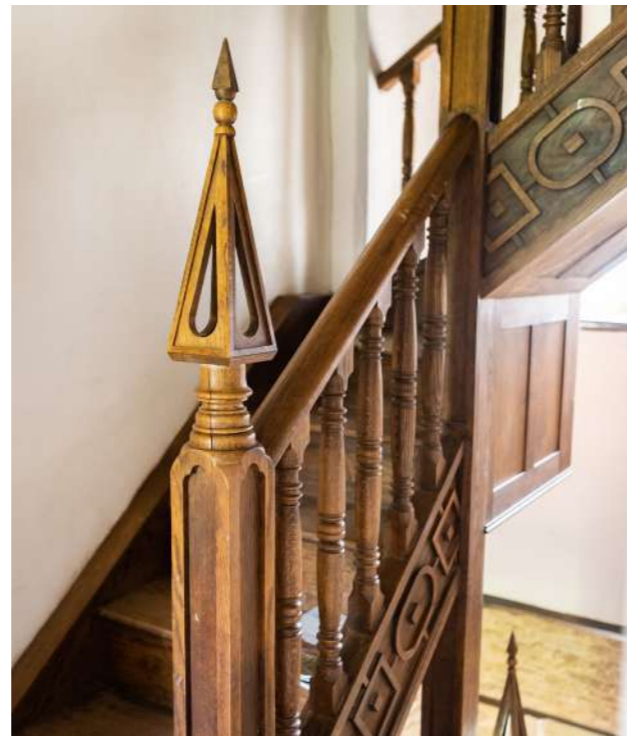
The generous kitchen dates from the 17th century and retains an exposed stone recess with Aga and original bread oven alongside a modern fitted kitchen with island and a large breakfast table. An adjacent pantry provides extra storage and access to a greenhouse at the back of the house.

The first floor houses the impressive master bedroom and adjoining bathroom with open fire and limed oak panelling which pays homage to the room's medieval pedigree. Two further large characterful bedrooms and a family bathroom are located along the corridor as is the library with soaring vaulted ceiling. The second floor offers three more spacious bedrooms with vaulted ceilings and another family bathroom.

‘The gravelled driveway leads through stone gateposts and curves through the garden past the stableyard and up to house which is constructed in classic Cotswold vernacular of limestone with dressed stone quoining.’









OUTBUILDINGS

The Garage with up and over doors can accommodate 4 large cars and is also accessed from the main house. Adjoining the garage are building regulation compliant stone-built stables which are currently used as storage with scope to create an annexe, home office or gym subject to any necessary consents.

A separate stable yard with access from the main driveway houses 3 loose boxes, a tack room and store. There is also a double field shelter with hay store accessed both from the stable yard and the paddock. The yard enjoys secondary access through a gate to the village lane through Priors Court.





Coach House:

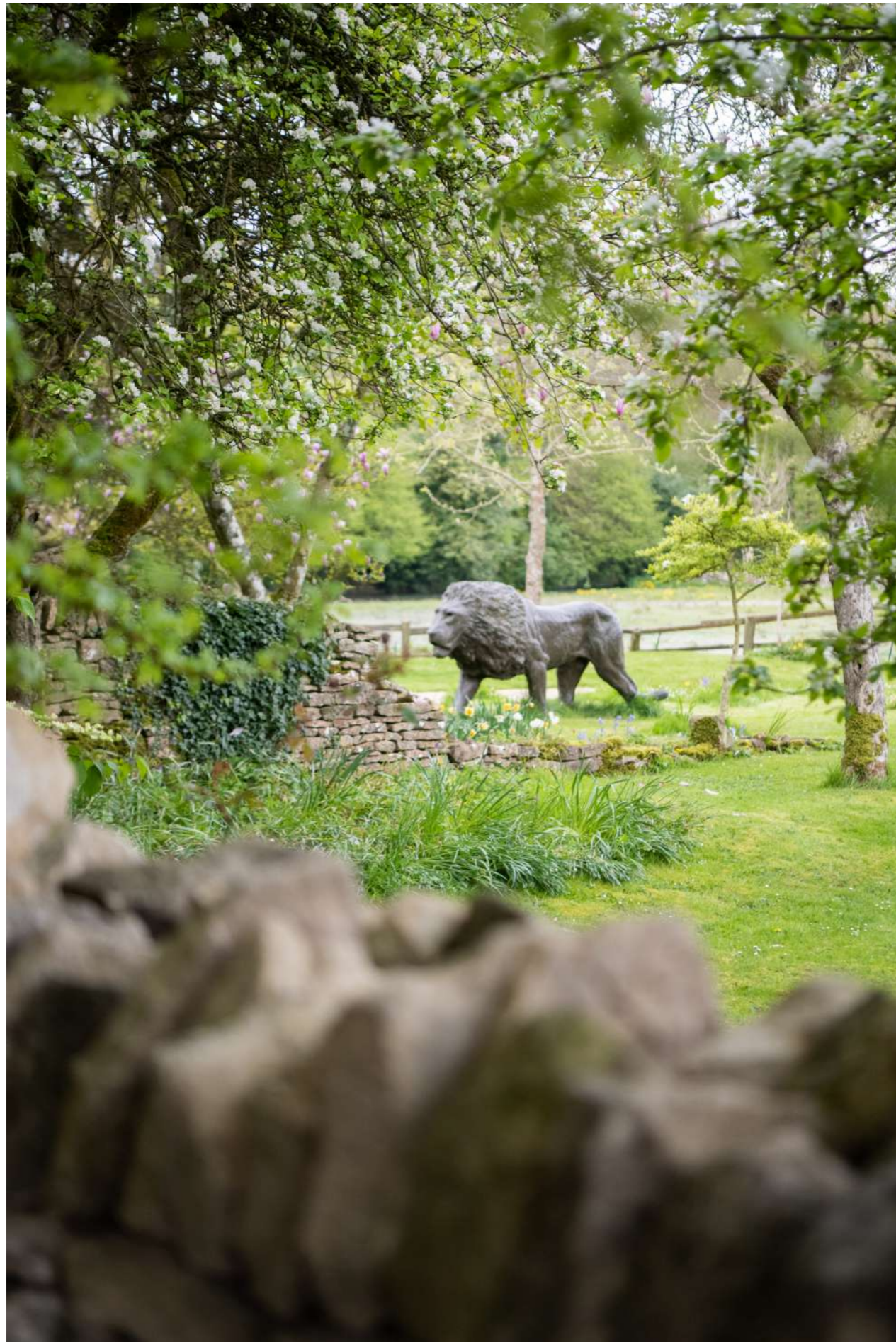
Recently refurbished and running as a very successful 2-bedroom holiday let, The Coach House is located above the Garage and with separate access from the main house. A landing with hatch to a spacious loft leads to cloakroom and a sitting dining room with a faux log burner next to a bright galley kitchen. Both of the double bedrooms include built-in storage. A family bathroom houses a bath and separate shower.

Garden and Grounds:

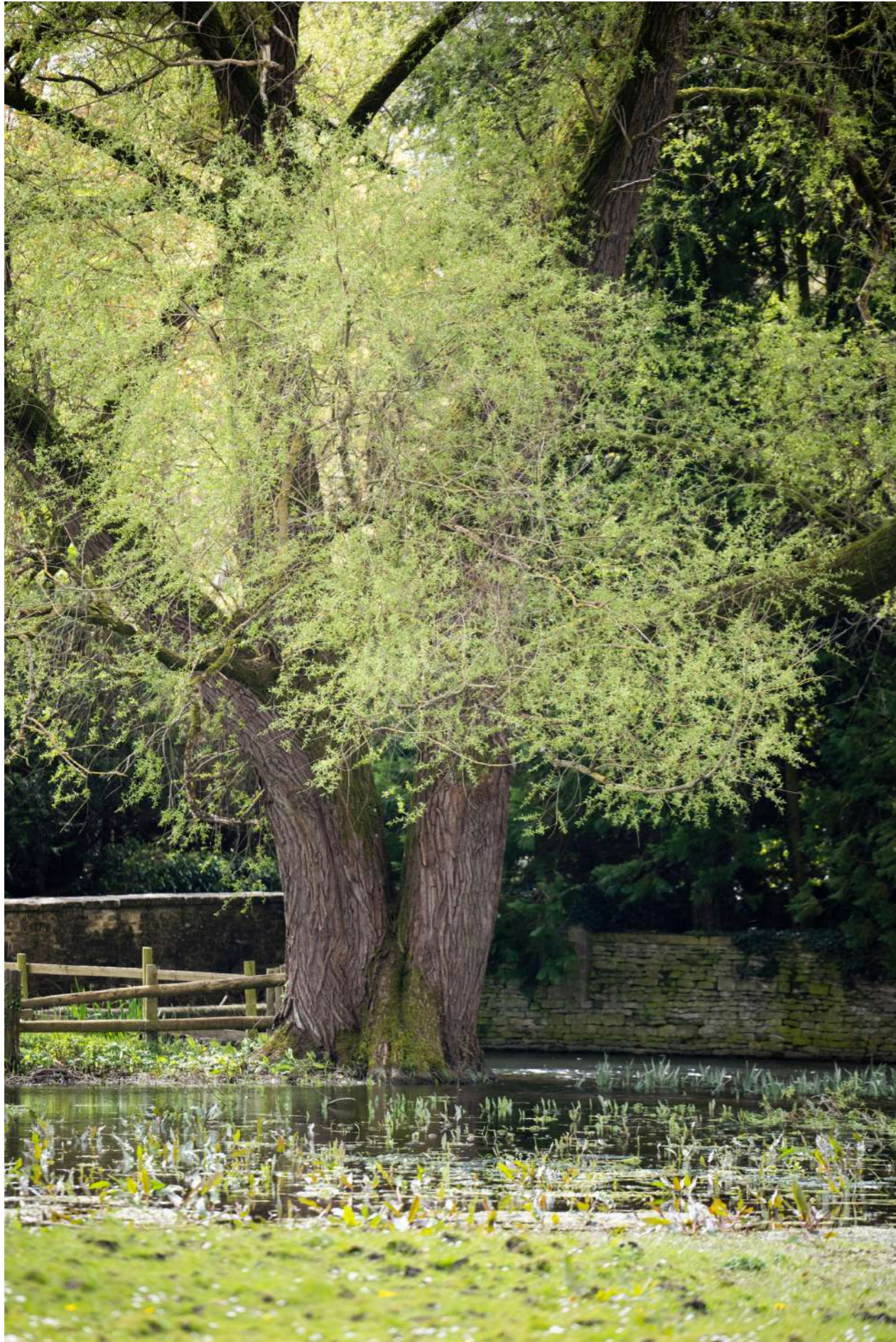
Just over 3 acres of beautifully landscaped garden and grounds spread out in front of the house which enjoys ample gravelled parking outside the back door and an expansive South-West facing stone terrace at the front with lovely views and plenty of space for dining and entertaining in warmer months. The rest of the garden is mainly laid to lawn interspersed with specimen trees and rose bushes as well as an abundance of native spring flowers including tulips bluebells, daffodils and snowdrops.

The grounds also include several paddocks, currently used for grazing, which stretch down to the bank of the River Churn. The land comes with fishing rights on the river which is the perfect spot for summer swims and supports a wonderful array of wildlife including roe deer, fallow deer, kingfisher and otters.









CHAPTERS PAST.

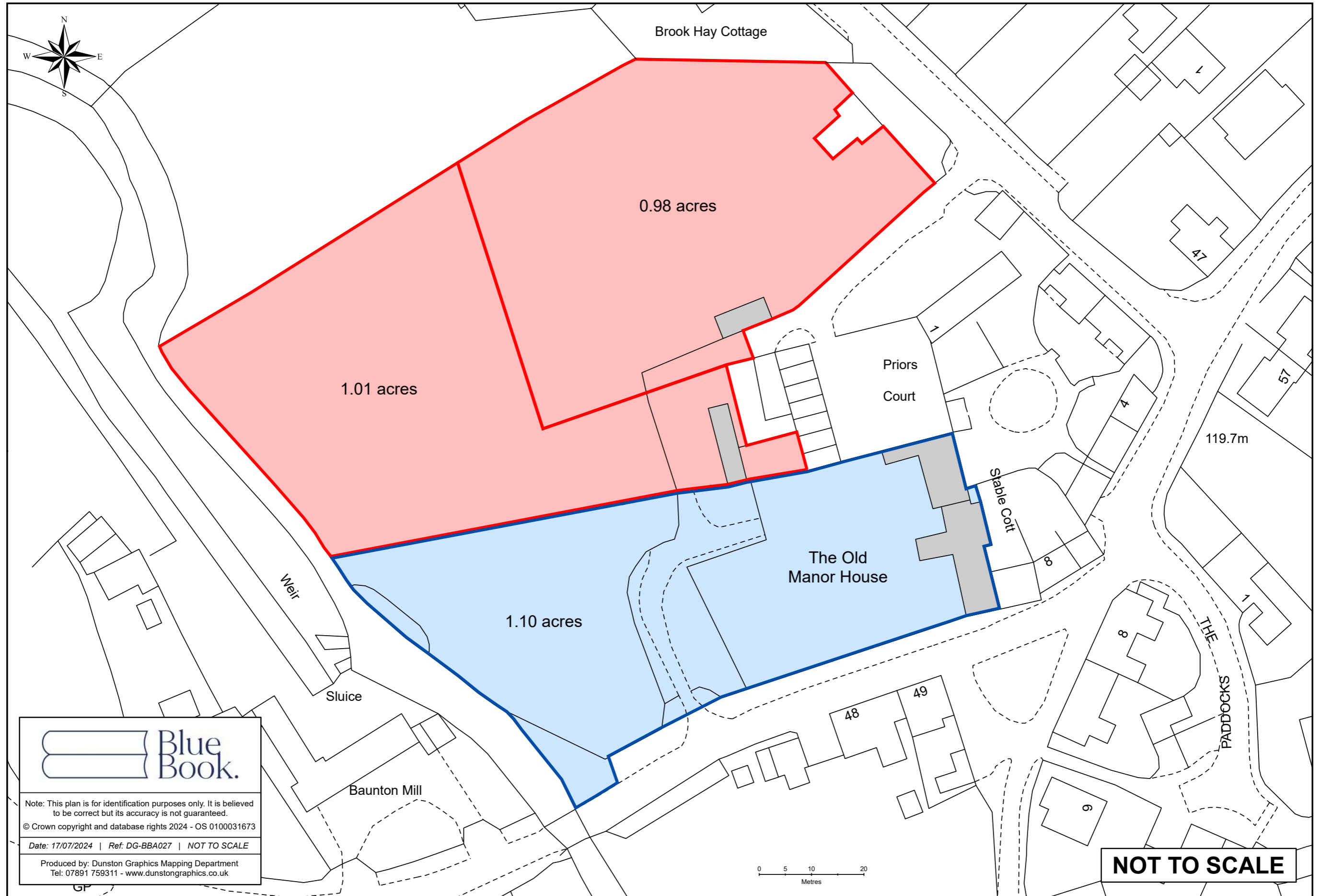
Whilst Cirencester has been a bustling hub of activity ever since it was established as a cavalry fort by the Romans shortly after the Emperor Claudius' invasion around AD 43, the village of Baunton has remained throughout its history a distinctly separate rural hamlet despite its proximity.

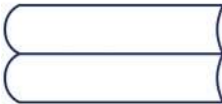
There has been a manor at Baunton since before the Norman conquest, and the village retains a largely intact Norman church which was built by the Augustinian monks of Cirencester Abbey around 1150 and contains an important 14th century wall painting of St Christopher surrounded by a fantastic array of symbols including a hermit, a windmill and a mermaid.

There has been a house on the site of The Old Manor itself since at least the 13th century, and it was around this time that the manor passed into the ownership of the George family.

The Old Manor's most famous owner was perhaps John George who was MP for Cirencester at the time of the English Civil War. He was initially a Parliamentarian, but when his life was spared by the Royalists upon capture, he turned full circle and converted to the Royalist cause.

It is believed that John George risked his life by possibly sheltering young Charles II at the Old Manor on the night of 11th September 1651 following the Parliamentarian defeat of his Royalist army at the battle of Worcester. The tale of the fugitive king's six-week escape from the battle is as vivid and romantic a story as any in British history. The merry monarch's own account, narrated to diarist Samuel Pepys in 1680, featured numerous amusing and exciting details including the king's adoption of various disguises and local accents to help him evade detection en route to safety in France.



 **Blue Book.**

Note: This plan is for identification purposes only. It is believed to be correct but its accuracy is not guaranteed.

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LOCALITY.

Cirencester 2 miles, Tetbury, 12 miles, Cheltenham 14 miles, Burford 19 miles, Kemble Railway Station 6 miles (London Paddington approximately 75 minutes), M4 J15 28 miles

(Distances and time approximate)

The Old Manor is located in the pretty Cotswold stone village of Baunton on the River Churn, the longest tributary of the Thames. Located within the Cotswold AONB, the village is surrounded by glorious rolling countryside with superb walking and riding on its doorstep. Surrounding valleys nearby provide views and host rare flora and fauna including native orchids. It is possible to ride all day and barely cross a road with bridle path access to Cirencester Park and the Polo Club within 1/2 a mile.

The attractive Roman market town

of Cirencester is a 6-minute drive away and offers a wide choice of amenities including independent shops, boutiques, pubs and restaurants. A local farmers market is held on the 2nd and 4th Saturday of each month and the town has several supermarkets including a large Waitrose.

The Regency Spa town of Cheltenham is a short drive away offering further shopping in the popular hub around the Bath Road, several theatres and concert halls, and a large number of cultural festivals throughout the year.

TRANSPORT

For those needing to travel there is good access to the M4 at Junction 15 and nearby Kemble Station, which is a 14-minute drive away and offers intercity services to London, Paddington (scheduled to take about 75 minutes).

FANTASTIC SCHOOLS

There is a fantastic choice of highly regarded schools in the area including Beaudesert Park, Minchinhampton Primary School, Chalford Primary School, Marling, Stroud High, Westonbirt, Sir William Romney's School, Wycliffe College and the Cheltenham Colleges.

Old Manor House, Baunton, Cirencester.

Approximate Floor Area

House = 423.8 sq m / 4562 sq ft

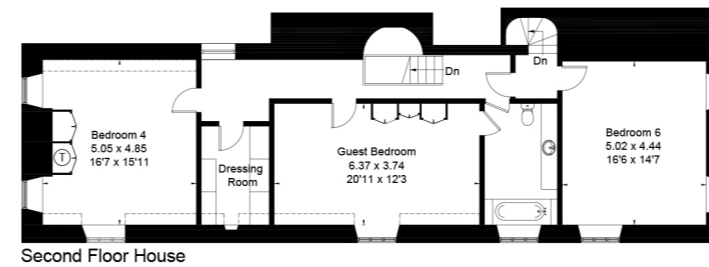
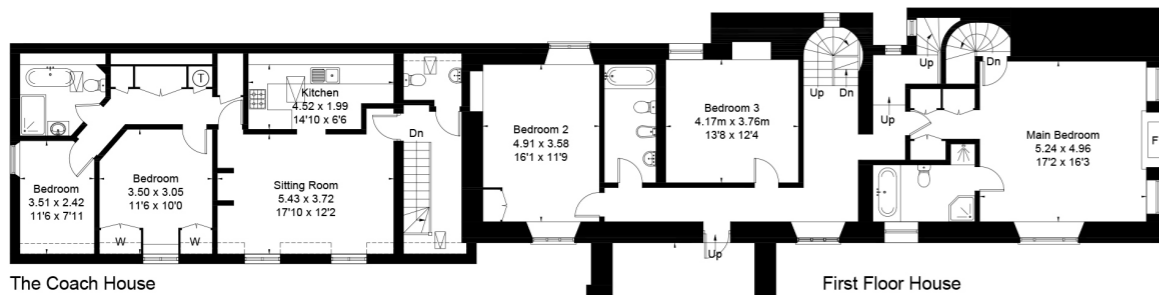
Coach House = 84.7 sq m / 912 sq ft

Garage = 71.7 sq m / 772 sq ft

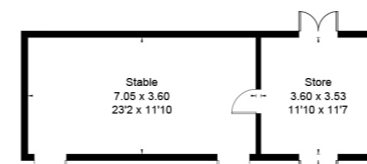
Stables = 23.8 sq m / 256 sq ft

Outbuildings = 84.4 sq m / 908 sq ft

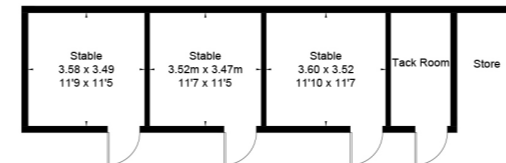
Total = 688.4 sq m / 7 410 sq ft (Excluding Open Area)



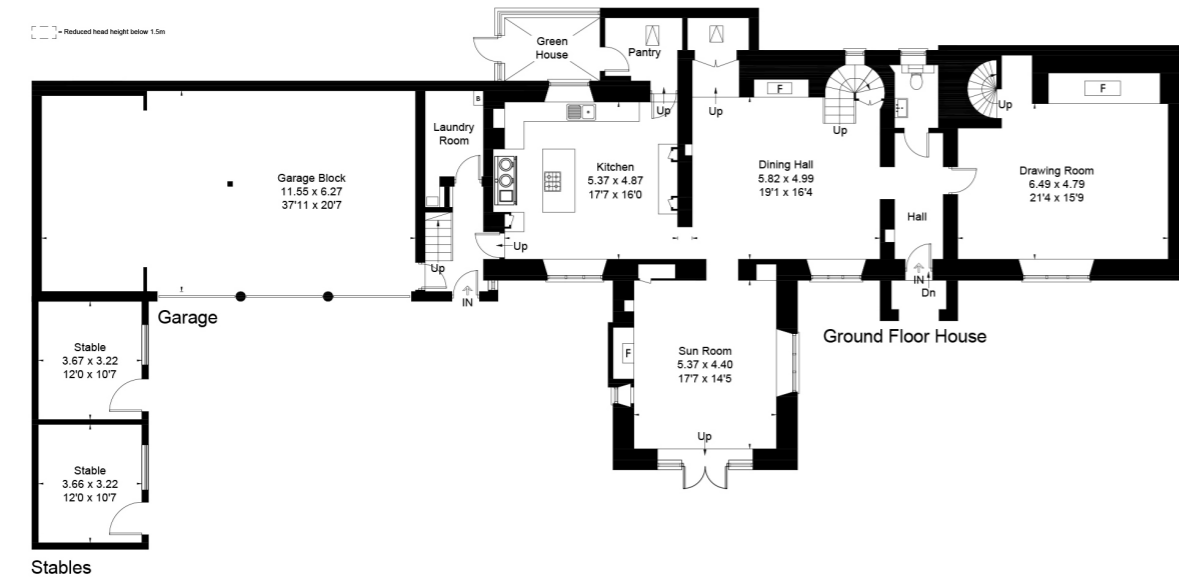
Second Floor House



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Stables



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Services: Mains electricity, water, and drainage. Gas-fired central heating.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Local Authorities: Gloucestershire County Council, Tel: 01452 425000

EPC Rating: E

Postcode: GL7 7BB

What3Words: dandelions.cuddled.broker

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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Photographs prepared in 2024.

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