



Conderton Manor, Conderton, Gloucestershire/Worcestershire Borders



A beautiful Grade II listed village manor house with ancillary accommodation, fabulous gardens and arboretum within approximately 8 acres of grounds.

Summary of accommodation

Main House

Entrance hall | Dining room | Sitting room | Office
Conservatory | Study | Drawing room | Cloakrooms
Kitchen/breakfast room | Larder | Laundry/boiler room
Boot room
Eight bedrooms | Three bathrooms
Self-contained two bedroom staff/guest flat
Garden shed | Log shed | Cellar | Studio

The Loft

Self-contained sitting/bedroom/kitchen room
Separate bathroom

Outbuildings

Four garages | Coach house | Tack room | Historic stables
Garden shed | Dog Kennels | WC

Garden and Grounds

Swimming pool and loggia | Tennis court | Croquet Lawn
Walled kitchen garden | Orchard
Water garden | Arboretum | Natural woodland

For sale freehold

In all about 7.8 acres



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Situation

Conderton Manor sits in an exceptional private location on the edge of Conderton, a small hamlet on the South side of Bredon Hill, near the villages of Overbury and Beckford on the Gloucestershire/ Worcestershire borders. Overbury, an idyllic private Estate village, includes a Church of England First School, private Nursery School, Cricket Club, Bowling Club, pop-up Office and the beautiful Norman Church of St. Faith's. The Yew Tree Inn is a charming public house, situated within walking distance of Conderton Manor. The Regency Spa town of Cheltenham is approximately twenty minutes away and provides a large selection of shops and amenities including Whole Foods and Waitrose supermarkets. Tewkesbury is only ten minutes away providing a good array of shopping and local amenities. The picturesque villages of Winchcombe and Broadway are about ten and twelve miles distant respectively, providing two Michelin starred restaurants, boutique shops and pubs.

Connections by road and rail are excellent. Cheltenham Spa train station is just twelve miles away providing national connections, Evesham Station is seven miles away and London Marylebone can be accessed in 1hr 30mins from Warwick Parkway. The M5 (Junction 9) is about five miles distant and the A40 is about thirteen miles away.

Local sporting facilities include racing at Cheltenham, polo at Cirencester Park and an array of point to points including Andoversford, Paxford and Upton-upon- Severn; Opera at Longborough, Cheltenham Literature and Jazz Festivals and the famous Three Choirs Festival; as well as the Royal Shakespeare Company at Stratford-upon-Avon. There is golf at a number of local courses including Naunton, Broadway and Cheltenham.

Schooling: There is an excellent selection of schools nearby both State and Independent, including Overbury First School, Bredon School, Pates Grammar School, The Elms at Colwall, Kitebrook House at Moreton-in-Marsh and renowned private schools for girls and boys in Cheltenham and Malvern.



Distances

M5 (junction 9) 5 miles, Tewkesbury 6.2 miles, Evesham 8.8 Miles (trains to London Paddington from 1hr 40 mins), Cheltenham 11.4 miles, Birmingham airport 44 miles, Oxford 49 miles, Bristol 52 miles.
(Distances and times approximate)

Conderton Manor

Conderton Manor is a substantial village manor house dating back to the 17th Century with early and mid-20th Century alterations and additions. Constructed of Cotswold stone beneath a tiled roof, the original building was a traditional H-plan with later extensions, set over two storeys and attic with dormers.

From the entrance you arrive at the dining hall with double doors leading through to the Conservatory, Terrace and Garden beyond. The interior is recorded as having retained some early 19th Century panelling in the study and an oak staircase with spiral balusters. The property would benefit from some modernisation but offers a fabulous family home with five reception rooms on the ground floor. Next to the oak staircase are steps leading down to the wine store and cellar.

The first and second floors provide eight bedrooms and three bathrooms, all with generous ceiling heights. The second floor also comprises a studio and a further two bedroom apartment with bathroom, kitchen/dining room, sitting room all accessed via an independent staircase.





Approximate Gross Internal Floor Area

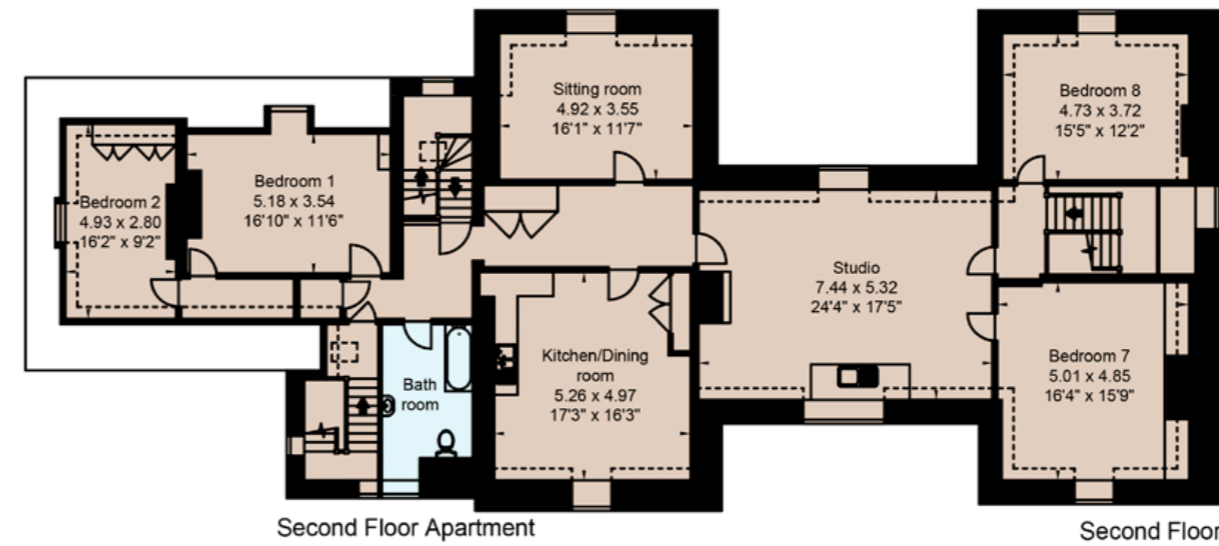
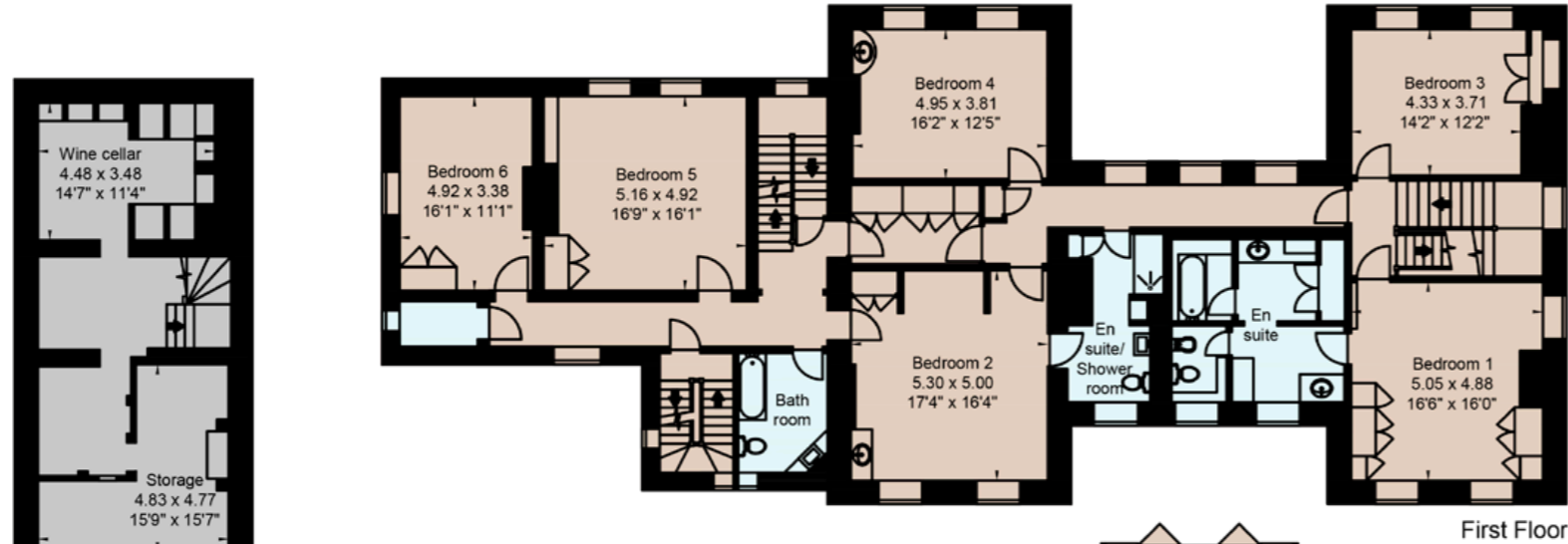
House: 837 sq m / 9,010 sq ft

The Loft: 96 sq m / 1,034 sq ft

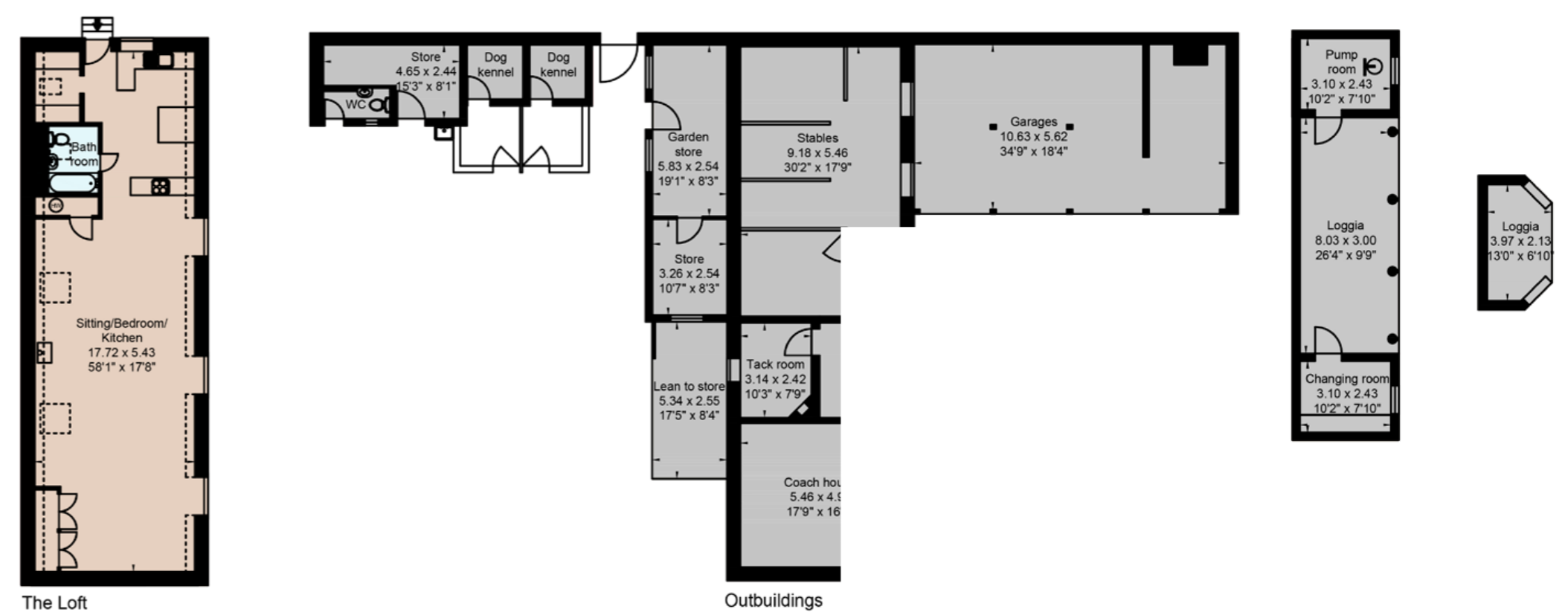
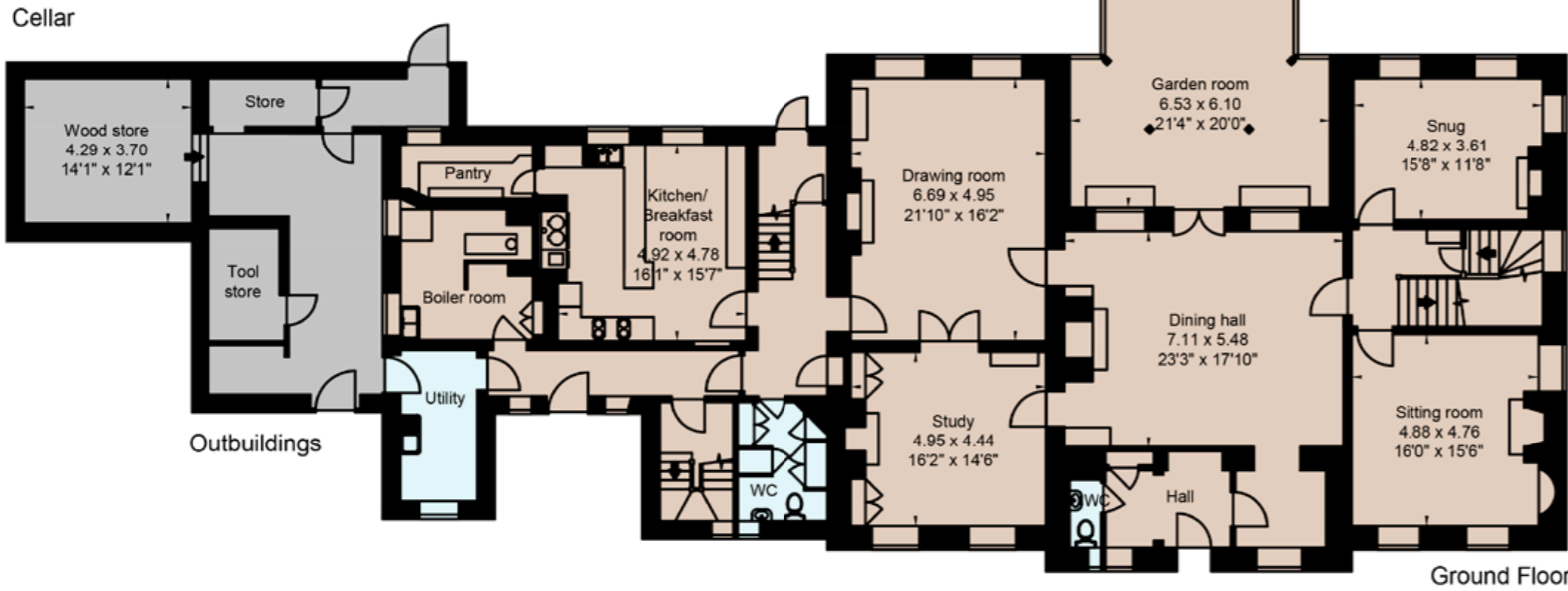
Outbuildings: 328 sq m / 3,532 sq ft

Total: 1,261 sq m / 13,576 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Denotes restricted head height

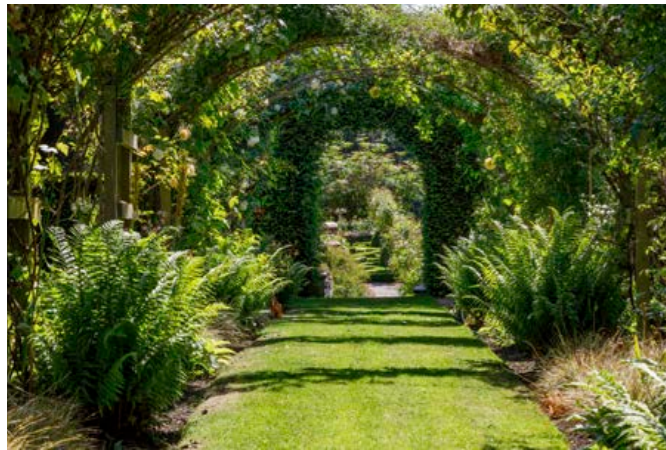


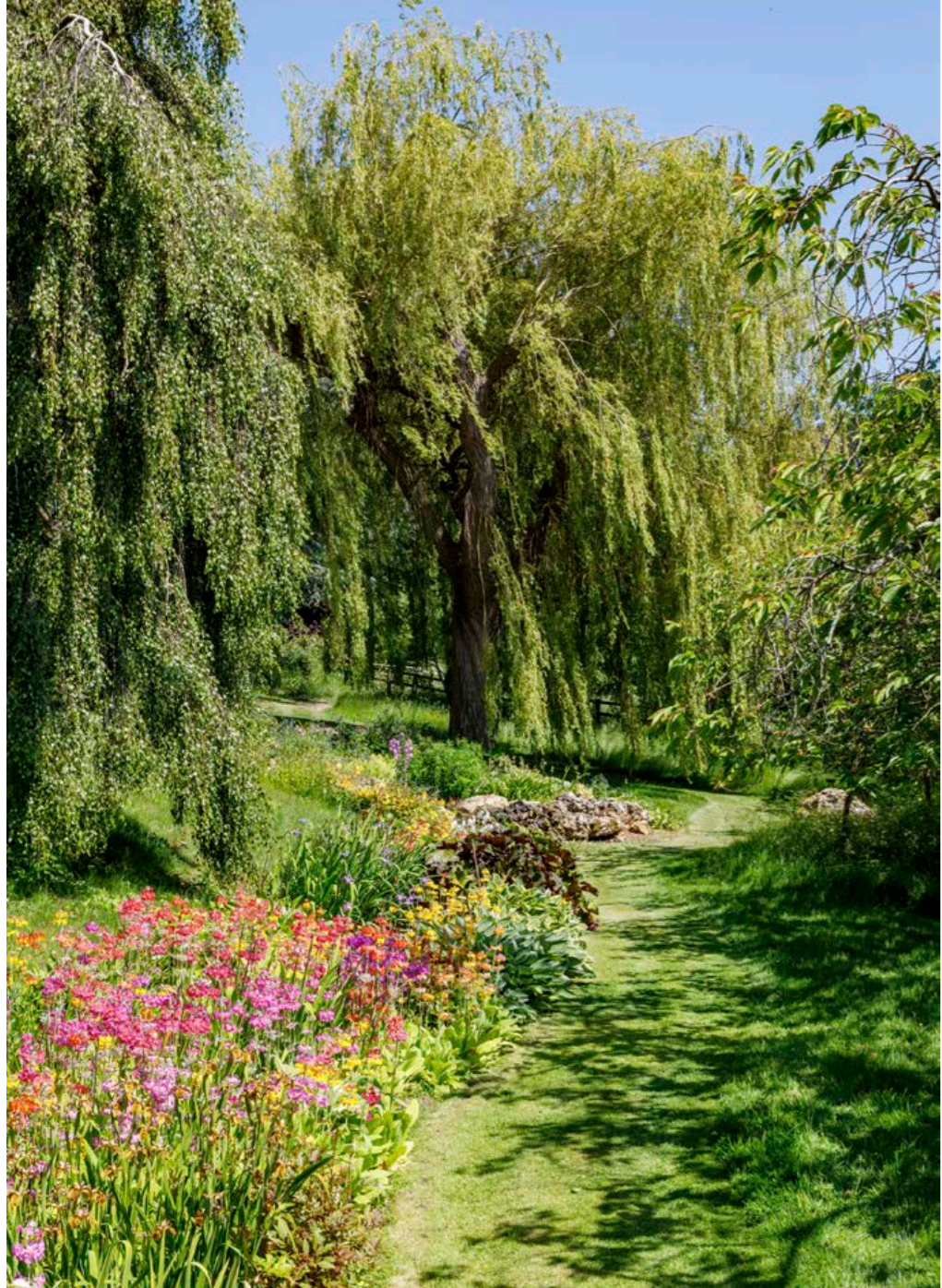


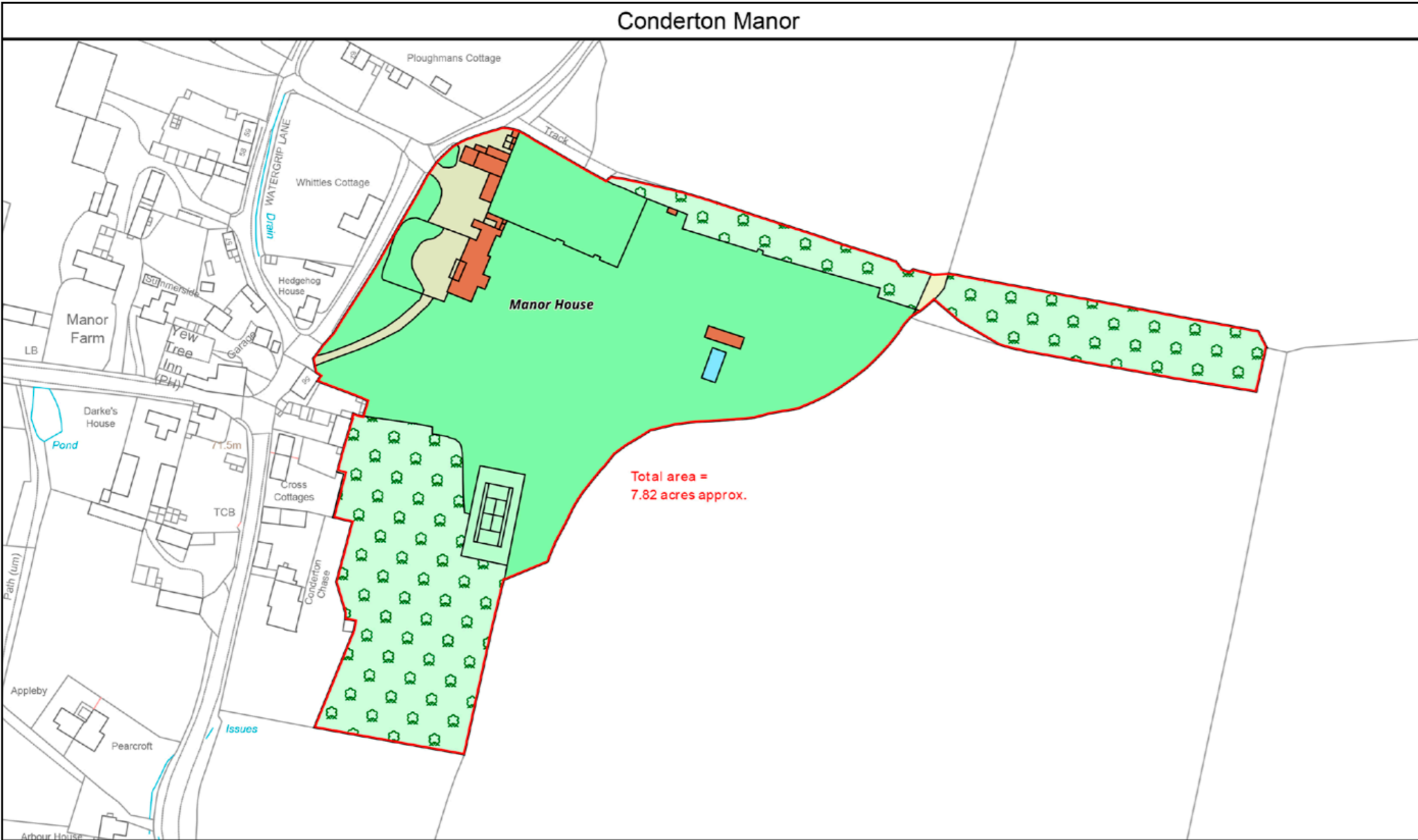
Garden and Grounds

Conderton Manor is approached via a graceful drive through young and mature shrubs and trees arriving at the impressive gravel forecourt in front of the main house. The immediate outbuildings are accessed via the secondary driveway and include garaging, coach house, original stables/stalls and tack room with a self-contained flat above. There are further garden sheds, dog kennels and WC.

Conderton Manor sits in the most wonderful gardens and grounds with views towards the Cotswold escarpment and the Malvern Hills. The garden includes an arboretum totalling over 500 trees, a walled garden, formal lawns with croquet lawn, tennis court, swimming pool with loggia incorporating changing rooms, water garden and beech belt woodland. From the main terrace next to the most spectacular Lebanon Cedar tree, there are wonderful vistas and walks including the pool walk and box walk leading down the orchard avenue.







Knight Frank LLP Plan Preparation 2 Lower Woodspen Court, Lambourne Road, Newbury RG20 8BL (e) planprep@knightfrank.com			Date: 29:09:23 Drawn By: CW Scale: 1:2000 @ A4 Plan Ref:
			Title: Conderton Manor <small>This Plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form part of any contract. ©Crown copyright and database rights 2023 Licence No. AC0000812927</small>



Property information

Tenure: Freehold.

Services: Mains electricity and drainage. Private metered water supply from Overbury Enterprises. Oil fired central heating.

Local authority: Wychavon District Council. Tel: 01386 565000.

Council Tax Band: H

Postcode: GL20 7PR

Viewings

All viewings strictly by appointment only through the vendors' joint selling agents, Knight Frank LLP and Jackson-Stops.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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