



Whittington Manor, Whittington, Cheltenham, Gloucestershire

Nestled in the picturesque village of Whittington just a few minutes drive from Cheltenham this charming Cotswold Stone home offers circa 4500 sq ft of accommodation including a self contained annexe.

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### Distances

Cheltenham 4.5 miles, Cirencester 19 miles, Oxford 36 miles, London 83 miles, M5 10 miles, M4 39 miles, Kemble main line station 24 miles (London Paddington from 80 minutes), Cheltenham Spa station 7 miles (London Paddington from 130 minutes).

### Description

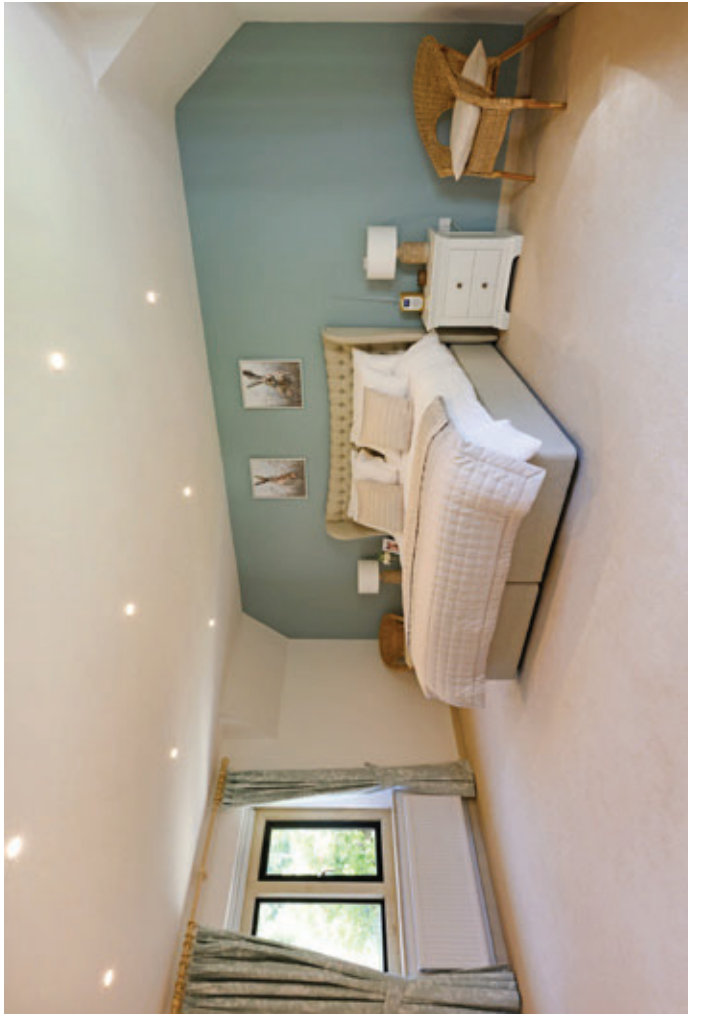
Whittington Manor was built in 2004 in a traditional style and has been significantly improved by the current owners to offer a fabulous family home with excellent levels of natural light. The house has a feeling of quality often not seen in more modern homes with limestone floors, double glazed windows in stone mullions and oak doors. The house has also been fitted with a new central heating system with an air source heat pump, significantly improving the energy performance of the house.

The house is approached via a gated block paved drive which provides ample parking for multiple cars and access to the double garage.

Once inside the large reception hall provides a fitting entrance with living accommodation arranged off; the drawing room is reached via a pair of glazed oak framed doors, has dual aspects and a feature stone fireplace with wood burning stove.

				
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The kitchen and dining room are accessed from the hall via large stone dressed openings providing an excellent entertaining space.

The kitchen has been refitted with a range of bespoke contrasting painted cabinets with a central island unit and integrated appliances. There is also ample space for a table, ideal for informal dining.

To the rear of the house there is a sitting/family room with bi-folding doors opening to a secluded private terrace. There is also a fitted utility room and cloakroom on the ground floor.

The first floor is reached via an oak staircase to a generous landing from which there are four bedrooms all with ensuite facilities. The impressive principal and second bedrooms also have dressing rooms.

Accessed via an external staircase there is a self contained annex with sitting/bedroom, fitted kitchen and shower room. This provides the perfect space for guests, older children or as a lettable income generator.

## Location

Whittington village is in an Area of Outstanding Natural Beauty and a Conservation Area. This pretty village is made up principally of handsome stone houses, cottages and farms. The village also has a Norman church and Whittington Court; an Elizabethan Manor House built on an ancient site close to the remains of a Roman Villa.

This lovely rural setting is surrounded by open countryside with access to footpaths and bridleways. There is easy access to the Cotswold Way, which runs nearby and Cleeve Common is at the end of the lane.

Whittington Manor is well placed for access into Charlton Kings (3 miles) with its good range of day-to-day shops, schools, dentists and doctors. The service station, village shop/post office in nearby Andoversford village are within easy reach for day to day needs.







Cheltenham, five miles away provides extensive shopping, cultural and recreational facilities, it is also host to a number of annual festivals including Literature, Classical Music, Jazz, Science, Cricket and of course the National Hunt Racing Festival.

Cheltenham Spa railway station offers direct routes into London Paddington, Bristol Parkway and Birmingham New Street and International airports at Bristol and Birmingham. There are several popular private and state schools in Cheltenham including Pates, Dean Close, St. Edwards, Cheltenham Ladies College and Cheltenham College.

Local sporting facilities in the area are excellent. There are Leisure Centres in Cheltenham, Bourton on the Water and Cirencester; Racing at Cheltenham, Stratford upon Avon and Warwick; Polo at Cirencester Park. Golf courses in the area include Andoversford, Naunton Downs, Cheltenham, Burford and Cirencester. Theatres and cultural activities in Cheltenham and Oxford.

## Outside

The house sits in grounds of circa half an acre. To the southern corner there is a level enclosed lawned garden which is an ideal safe space for younger children whilst on the other side of the kitchen a terraced area is home to the heated and filtered plunge pool.

Raised above the house is the largest area of garden, home to a timber-built shed and recently built oak framed shelter, ideal for taking in the elevated views of the sunset.

## Property Information

**Tenure** Freehold

**Guide Price** £2,000,000

**Services** Modern waste treatment system. Mains water and electricity.

**Local Authority & Council Tax Band** Cotswold District Council 01285 623000  
Council Tax Band G

**EPC Rating** C



## Approximate Gross Internal Floor Area

Total Area: 438.2 sq.m / 4,717 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.



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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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Particulars dated October 2023. Photographs and videos dated October 2023.

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