Saddlewood Manor

Leighterton · Gloucestershire



Superb ring-fenced residential & equestrian estate in one of the most sought after Cotswold locations

Saddlewood Manor

Leighterton · Tetbury · Gloucestershire

etbury 7 miles, Cheltenham 24 miles, Cirencester 18 miles, M4 (junction 18) 8 miles. Adjacent to Badminton Estate (Distances and time approximate)

Delightful Grade II Listed Cotswold Manor House
Hall, Study, Drawing Room, Media Room/Library, Dining Room, Substantial Kitchen, Boot Room & Cellar

Master Bedroom with adjoining Bathroom and Dressing Room 5 further bedrooms and 5 bathrooms

Attractive Gardens and Grounds
Indoor Pool Complex with Sauna, Tennis Court
Extensive range of Cotswold stone buildings including large threshing barn, partly used as party barn

2 cottages

Large clear-span General Purpose Farm Building
Extensive Equestrian Facilities including Stone Built Stable Yard with 30 boxes, Outdoor all-weather school
Wood Pellet Biomass Boiler
Arable land and Pasture

In all, approximately 172 acres







SADDLEWOOD MANOR

Situated at the heart of the estate is a superb 17th Century Cotswold Stone house. The house is Grade II Listed and has been renovated throughout though many original features of the house have been retained.

The accommodation is set over three floors and the ground floor includes reception hall, superb open plan kitchen, drawing room, dining room, library/media room, study, cloak room, boot room & cellar.

On the first floor is a principal suite with adjoining dressing room and bathroom, three bedrooms (one en-suite) and two family bathrooms. The accommodation on the second floor includes two bedrooms (both en-suite) and a dressing room.

In all, the house extends to a total of 7,271 sq. ft.

The front of the house is west facing overlooking the drive and the much of the land. To the rear of the house are located several formal gardens. Close by is the Leisure Complex and the Guest Cottage.

Located further away from the house is the Cottage and extensive range of Cotswold Stone Farm Buildings and Stable Yard.

A wood pellet biomass boiler provides heating and hot water for the Manor House, Leisure Complex and Guest Cottage.



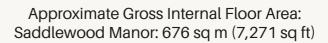








SADDLEWOOD MANOR



Not to scale. For identification purposes only.











Second Floor





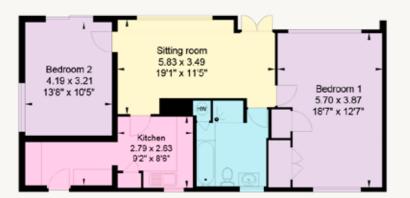






Approximate Gross Internal Floor Area: The Guest Cottage: 78 sq m (841 sq ft)

Not to scale. For identification purposes only.



THE GUEST COTTAGE

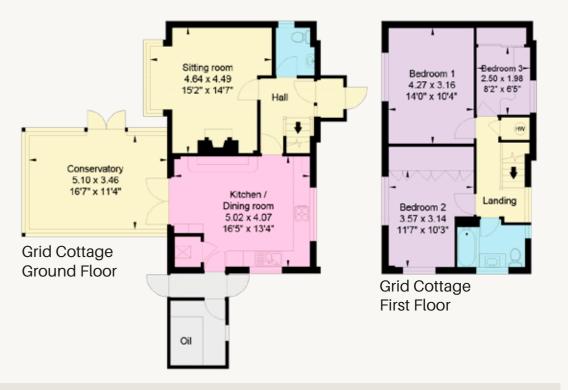
The Guest Cottage comprises kitchen, sitting room, 2 bedrooms and a bathroom. To the rear is a small garden mainly laid to lawn enclosed by a dry stone wall.

The Guest Cottage is currently vacant.



Approximate Gross Internal Floor Area: Grid Cottage: 120 sq m (1,292 sq ft)

Not to scale. For identification purposes only.

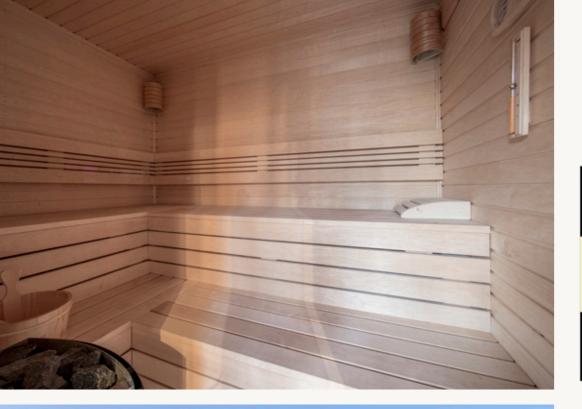


GRID COTTAGE

Grid Cottage comprises kitchen/breakfast room, conservatory, sitting room, 3 bedrooms and shower room.

Outside there is a large garden with a terrace area, a garden shed and pond.

The cottage is currently let on a rolling Assured Shorthold Tenancy (AST).





Approximate Gross Internal Floor Area: Leisure Complex: 219 sq m (2,358 sq ft)

Not to scale. For identification purposes only.



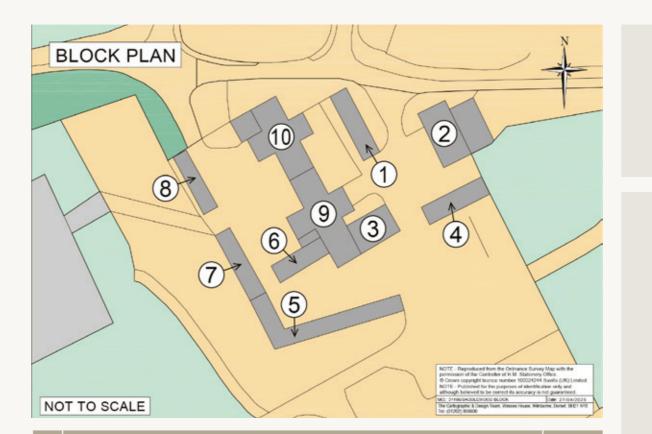












No	Description	Listing
1	Cotswold Stone barn with 5 good sized loose boxes	1153206
2	Cotswold Stone Barn with 4 traditional stalls within. Granary steps up the outside lead to the second floor comprising 6 rooms	1341162
3	Adjoining the Threshing Barn housing the tack room and grooms welfare facility	1153190
4	Stone stable block with 4 boxes, plus feed room	
5	Stone L-shaped stable block set around a concrete yard comprising 10 loose boxes	
6	Further stone stable block, previously with planning consent for use as offices	
7	Traditional Stone Building with 4 further loose boxes	
8	Traditional Stone Building with 4 further loose boxes	
9	The Threshing Barn. Converted to a party barn and previously used as a polo clubhouse	1153190
10	The Threshing Barn. Remains relatively untouched	1153190

THE STABLE YARD

A range of traditional Cotswold stone buildings and stable yard with separate access

THE THRESHING BARN

Located in the centre of the buildings, a short walk form the house is the substantial Cotswold stone Threshing Barn. The barn is historically divided into two halves with one side remaining relatively untouched whilst the other side has been partially converted to a party barn and provides a wonderful space for entertaining.

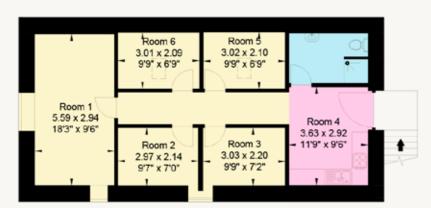
In addition, there is a cloakroom and stairs lead to a first floor.

THE GENERAL PURPOSE FARM BUILDING

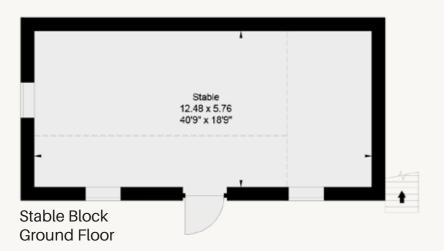
A 5 bay, steel portal framed building is set away from the yard and dug into the ground to reduce visual impact.

Approximate Gross Internal Floor Area: Stable Block: 142 sq m (1,526 sq ft) Threshing Barn: 479 sq m (5,157 sq ft)

Not to scale. For identification purposes only.



Stable Block First Floor







Threshing Barn First Floor







GENERAL REMARKS AND STIPULATIONS

Local Authority

Cotswold District Council

Trinity Road

Cirencester

Gloucestershire

GL7 1PX

Tel: 01285 623 000

Planning

The Manor House, Dovecote, Cotswold Stone Barn and Stable Blocks are Listed Grade II

Historic England Listing Numbers:

Saddlewood Manor 1153182

Dovecote 1089728

Threshing Barn 1153190

Stable block east of Threshing Barn 1153206

Stables with hayloft 1341162

Council Tax

Saddlewood Manor: H

Guest Cottage: B

Grid Cottage: E

Occupancies

The property is sold subject to the following occupancies;

Grid Cottage: AST

Stables: DIY Liveries

Designations

Saddlewood is located within the Cotswolds Area of

Outstanding Natural Beauty.

The land is designated as a Nitrogen Vulnerable Zone (NVZ).

Services

Mains Water and Electricity (3 Phase)

Private water supply available

Private drainage

Biomass Boiler with back up oil fired boiler.

Solar panels

Broadband: Gigaclear

EPC

Saddlewood Manor: F

Guest Cottage: D

Grid Cottage: D

Basic Payment Scheme

BPS has been claimed and for the avoidance of doubt the claimant will retain the current year's payment. The entitlements will be transferred to the buyer on completion. Purchasers should note that they will be obliged to abide by the rules of this scheme until the end of the scheme year and indemnify the claimant for any breaches.

Sporting, Timber & Mineral Rights

In so far as they are owned the sporting, timber and mineral rights are included in the sale of the property.

/AT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the property or any part of it, or any right attached to it becoming a chargeable event for purposes of VAT, such tax would be payable in addition to the purchase price.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with benefit of all rights, including rights of way, whether public or private, light, support drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and any other pipes, whether referred to in the Conditions of Sale or not.

There are third party rights of way over the property.

Renewable Energy Subsidies

The property benefits from income from the Biomass heating system.

Restrictive Covenant

There is a restrictive covenant over part of the property in favour of the neighbouring property; Parkwood Farm stating:

"Not without written consent of the transferor or his successors in title to the retained land to erect any buildings or structures whatsoever"... in the fields immediately to the east and north of the buildings."

Directions

GL8 8UQ

What3words: ///cashew.alpha.hindered

Viewings

Viewing is by appointment only with Savills and Knight Frank.

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