



MANOR CROSS
ELKSTONE, GLOUCESTERSHIRE

An impressive Cotswold stone barn conversion offering generous living accommodation and over an acre of landscaped gardens in a village setting

Ground Floor: Entrance Hall/Dining Room • Sitting Room • Kitchen/Breakfast/Family Room • Pantry • Study • Utility Room • Cloakroom

First Floor: Main Bedroom with Dressing Room & Bath/ Shower Room • Guest Bedroom with Bathroom • Two Further Bedrooms • Family Bathroom

Outside: Summer House • Double Garage with Studio Above • Single Garage • Landscaped Gardens • Gravel Driveway & Parking



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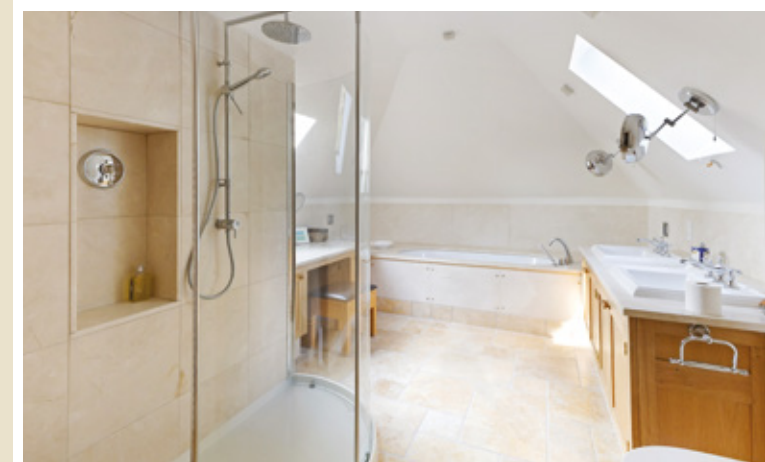
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DESCRIPTION

Manor Cross is a delightful village residence set within a glorious one-acre plot. Constructed primarily from Cotswold stone, the property honours its heritage as a former barn and has been meticulously designed to complement its mature grounds and the countryside setting. The property offers deceptively spacious accommodation extending to over 3,600 sqft.

The entrance hall, which the owners currently use as a dining area, is a striking feature with a door leading into a home office, featuring bespoke floor-to-ceiling cabinetry. The hall serves as the central hub of the home, connecting the downstairs living space. The sitting room is a generous size, enhanced by double doors that open directly onto the patio and gardens, with a wonderful open fireplace. Across

the house is the expansive kitchen/breakfast/family room, designed in an open-plan style with an angular layout, and offering ceiling lanterns and bi-fold doors that open to a courtyard and beyond to the gardens. A walk-in pantry is located off the kitchen and there is also a useful utility room and a cloakroom.

The first floor is charming, with the bedrooms retaining the character of the barn conversion, including exposed beams in some of the rooms. The principal bedroom, occupying a generous portion of the floor, features a walk-in dressing room with extensive fitted wardrobes and an en suite bath and shower room. Also on the first floor is a guest bedroom with a bathroom, as well as two further bedrooms which share the family bathroom.

OUTSIDE

A sweeping driveway leads up to the front of the house and continues to the side, where access is provided to both a double garage and a single garage. The gardens at Manor Cross extend to just over one acre and the plot is predominantly positioned to the side of the house. The grounds are beautifully landscaped with mature trees, flower borders, shrubbery, and a vast expanse of level lawn that overlooks open countryside. A summer house is nestled within the grounds. Above the double garage, accessed via a set of steps to the side, is a versatile room that would make an ideal home office or gym, or even potential to convert into ancillary accommodation (subject to consents).

SITUATION & AMENITIES

Elkstone is a charming village nestled in the heart of the Cotswold Area of Outstanding Natural Beauty. The village revolves around a 12th Century church and a community village hall. In recent years, the village has seen the development of Elkstone Studios, which brings together food, wellness, and work, with a food hall, bakery, café, design showrooms, and fashion boutiques. As a wellness destination, it also offers a hair salon, aesthetics studio, Pilates, osteopathy, and a variety of fitness options, including Padel courts, tennis courts, and a gym. The hub hosts a range of events, including a farmers market.

Local pubs such as the renowned Green Dragon in Cockleford and Cowley Manor, which features a swimming pool, spa, and gym, add to the area's appeal. Manor Cross enjoys an ideal location, offering easy access to both Cirencester and Cheltenham.

Cirencester, known as the Capital of the Cotswolds, boasts an array of boutique shops and restaurants. Cheltenham, the region's main cultural center, is just a short drive away and hosts several prestigious festivals, including those celebrating literature, food, and jazz.

There are a range of highly regarded schools nearby including Rendcomb College, Westonbirt, The Cheltenham Ladies' College, Cheltenham College, and Dean Close, as well as village schools in North Cerney and Miserden.

Elkstone benefits from convenient transport links to the A40/M40 to the east and the M5/M4 to the south, offering quick access to Oxford, London, and the Southeast.

SERVICES

Mains water and electricity. LPG central heating. Underfloor heating to the kitchen/dining room. Drainage to communal village treatment plant. Fibre broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and plant pots, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

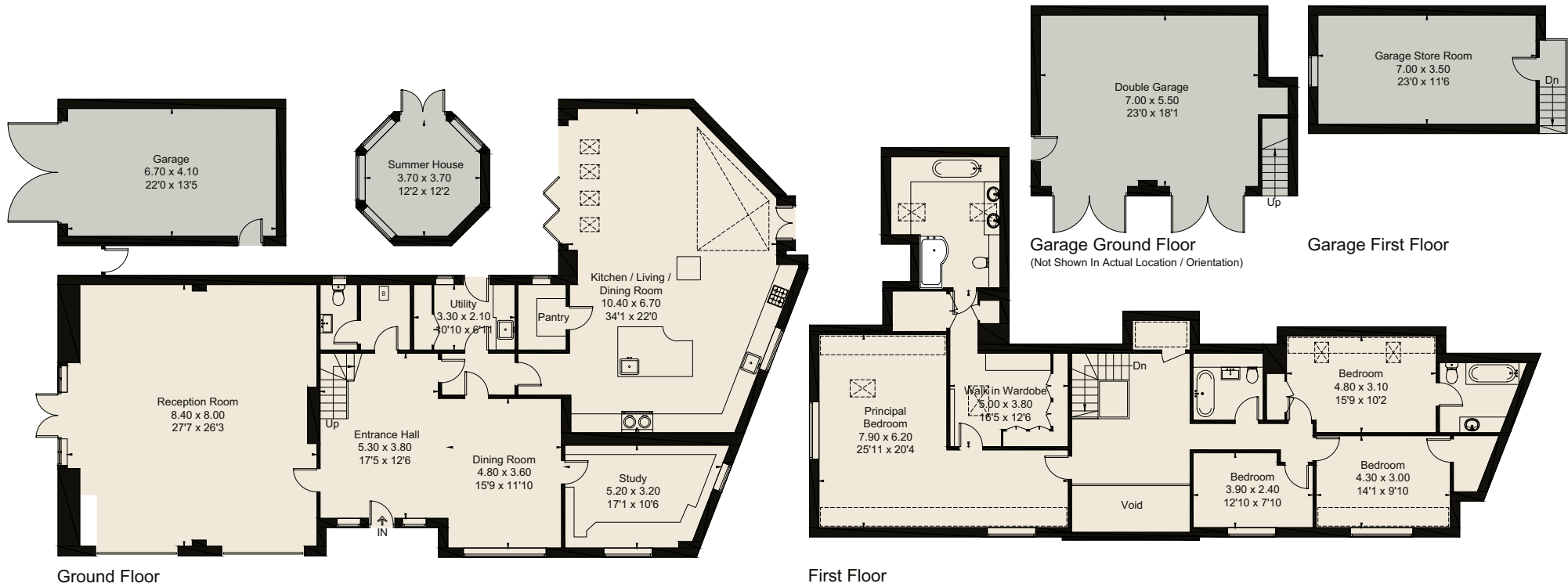
The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

For sale freehold with vacant possession.



Approximate Floor Area = 350.2 sq m / 3769 sq ft
 Garages = 93.4 sq m / 1005 sq ft
 Summer House = 11.5 sq m / 124 sq ft
 Total = 455.1 sq m / 4898 sq ft



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LOCAL AUTHORITY

Cotswold District Council.

COUNCIL TAX: Band G

VIEWINGS

Please telephone Butler Sherborn, Cirencester Office T 01285 883740 or The London Office T 0207 839 0888. E cirencester@butlersherborn.co.uk

DIRECTIONS (GL53 9PD)

Coming from the A417, pass Elkstone Studios on the right. Continue straight towards the village and upon reaching the crossroads turn left. Manor Cross is the first house on the right hand side.

what3words: ///milky.corporate.nasal

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