

# MANOR HOUSE

COMPTON ABDALE, GLOUCESTERSHIRE





# Manor House

## Compton Abdale, Gloucestershire

A classic Grade II Listed family house set in a walled garden with an integral cottage, outbuildings and paddocks, in the heart of an idyllic rural village.

All in approximately 9.5 acres.

### GROUND FLOOR

Reception Hall • Drawing Room • Dining Room • Snug • Study • Kitchen/Breakfast Room • Second Kitchen • Laundry Room  
Boot Room • Cloakroom • Cellar

### FIRST FLOOR

Main Bedroom with Bathroom • Two further Double Bedrooms • Bedroom Four with Snug/Study/Linked bedroom 5 • Family Bathroom

### INTEGRAL COTTAGE

Sitting Room • Kitchen • Two Double Bedrooms • Shower Room

### OUTSIDE

Private Driveway • Double Carport • Single Garage • Stables • Stone Shed • Walled Garden • Paddocks.

Northleach 4 miles, Cheltenham 10 miles, Cirencester 11 miles, Burford 13 miles, City of Oxford 32 miles  
Kingham Station 17 miles (London, Paddington from 76 minutes) Kemble Station 18 miles (London Paddington from 69 minutes)  
Birmingham Airport 57 miles, London Heathrow 75 miles  
(All distances and times are approximate)

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## DESCRIPTION

Manor House is a wonderful example of a classic Grade II Listed village house, thought to date from c. 1810 with later extensions. It boasts superb Georgian proportions in part of the house with sash windows and excellent ceiling height throughout. The property has been fully renovated with high quality fittings, complementing the spacious accommodation, which is arranged over two floors and is very well presented. The reception rooms offer good entertaining, as well as everyday family living spaces. The kitchen/breakfast room has an Aga with a useful second service kitchen which leads to a fully fitted laundry room. The first floor is accessed via a wide staircase which leads to the main bedroom and bathroom with three further bedrooms and a sitting/playroom served by the family bathroom. A second staircase leads downstairs. The cottage is currently accessed from the main house on the ground and first floor, and offers two further double bedrooms, shower room, kitchen/breakfast room and sitting room. This can easily be separated to create a self-contained annexe, which offers flexibility.

## OUTSIDE

Manor House is set behind gates and fronted by ample parking. The mature walled gardens wrap round two





sides of the house with a stone terrace to the rear overlooking the adjoining paddocks, and a south facing terrace to the front accessed from the sitting room.

The stable yard and garaging are located to the other side of the house which also leads to the cottage. The paddocks are currently used as grazing, all with water. In all about 9.5 acres.

## SITUATION & AMENITIES

Compton Abdale is a tranquil and unspoilt village, in an Area of Outstanding Natural Beauty which is surrounded by glorious countryside with many footpaths and bridleways throughout the area. The parish church, St Oswald's, dates back to the 13th Century and the focal point in the centre of the village is a spring-fed brook which emerges from a stone "crocodile" head constructed in the mid-19th Century.

Northleach is the nearest centre market town, with excellent day-to-day facilities including two pubs, a doctor's surgery, a junior school and nursery. Cheltenham (10 miles) hosts many popular events including an annual cricket festival, horse racing including the Gold Cup, and music, food, and literary festivals. Cirencester can be reached via the nearby Fosse Way (A429), which also provides direct access to Stow-on-the-Wold and the Midlands.

The A40 links Cheltenham and Oxford and provides access to the M40 at Junction 8 for London, the M25 and the national motorway network. Airports at Birmingham, Bristol and Heathrow. There are also regular train services to London Paddington from Kemble, Kingham and Charlbury.

Private schools in the area include Hatherop Castle, Rendcomb College, Beaudesert Park as well as the many schools and colleges in Cheltenham and Oxford.

## SERVICES

Mains water and electricity. Private drainage to two septic tanks (one which is shared and the other which is private). Oil fired central heating. Underfloor heating in bathrooms. Gigaclear. Security alarm. 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 ornaments, are excluded but may be available by separate negotiation.





Cottage



Cottage



## 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

Freehold

## LOCAL AUTHORITY

Cotswold District Council

**COUNCIL TAX:** Band H

## VIEWINGS

Please telephone Elizabeth D'Allemagne at Butler Sherborn, Cirencester Office T 01285 883740 or E [cirencester@butlersherborn.co.uk](mailto:cirencester@butlersherborn.co.uk) or The London Office T 0207 839 0888.

## DIRECTIONS (Postcode GL54 4DR)

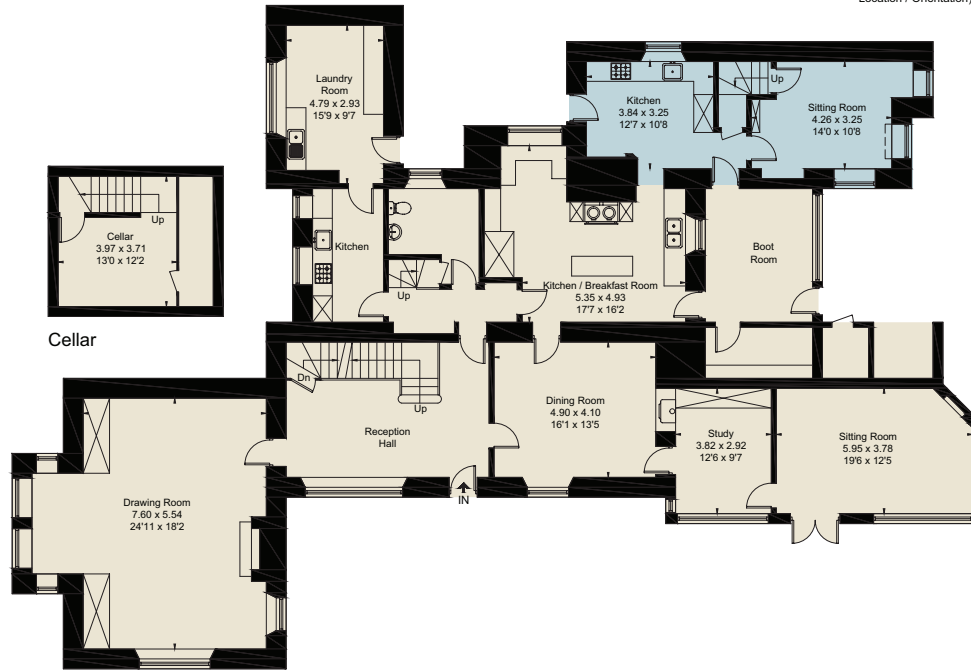
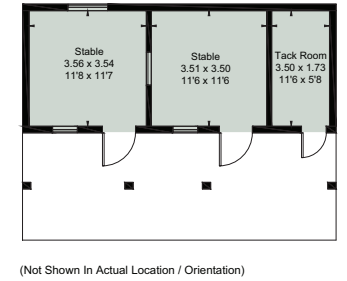
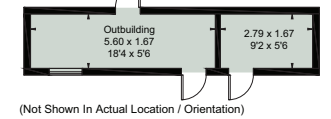
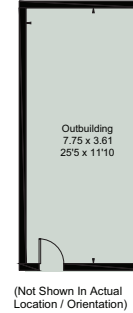
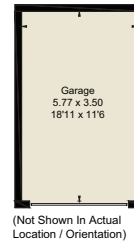
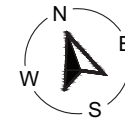
From Cirencester take the A429 towards Northleach and the A40. At the roundabout on the A40 turn left towards Cheltenham. Follow the A40 for 3.3 miles and turn left, signed Withington & Compton Abdale. As you come into the village, continue straight down the hill and the driveway will be found on the right hand side through stone pillars.

**What3words:** [suave.downfield.snapping](https://www.what3words.com/suave.downfield.snapping)



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (E5744697). This Plan is published for the convenience of Purchasers only; its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

Approximate Floor Area = 454.0 sq m / 4887 sq ft  
 Cellar = 18.6 sq m / 200 sq ft  
 Outbuilding = 66.9 sq m / 720 sq ft (Including Garage / Excluding Open Space)  
 Total = 539.5 sq m / 5807 sq ft



Ground Floor



First Floor

**Disclaimer** 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. 6. Butler Sherborn LLP uses the title partner for a member who is an equity partner, fixed share partner or senior employee. Photographs taken: August 2024. Particulars written: March 2025. Brochure by wordperfectprint.com

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