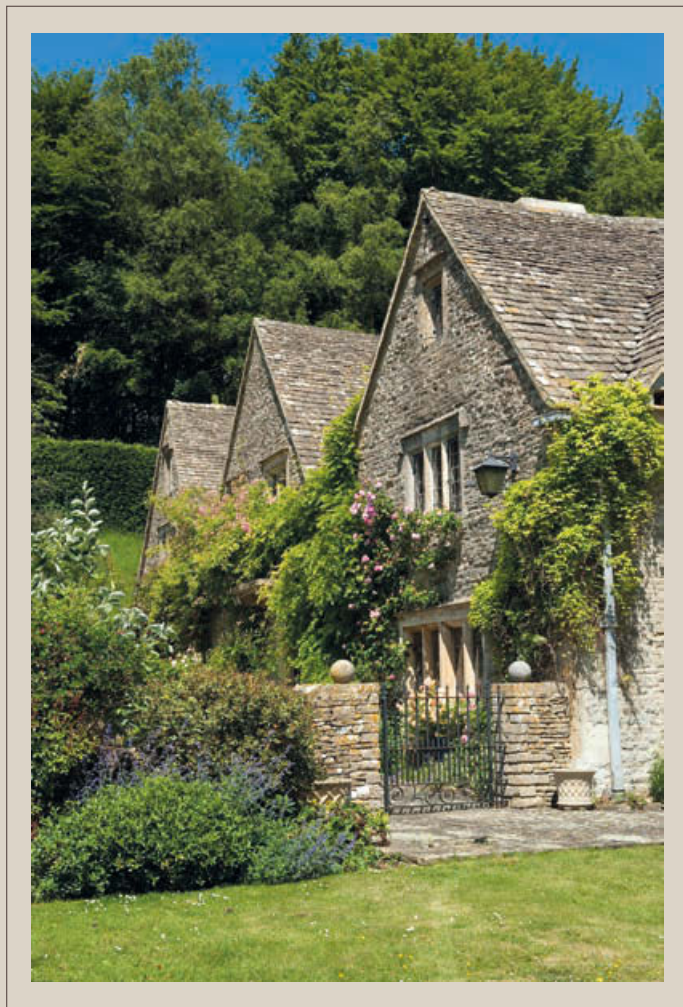


THROUGHAM SLAD MANOR



BISLEY, GLOUCESTERSHIRE





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Bisley 2 miles • Cirencester 10 miles • Kemble Station 10 miles (London Paddington 85 minutes)
Cheltenham 12 miles • London 103 miles
(Distances and times approximate)

A beautifully restored Grade II* listed Cotswold Manor House in a peaceful elevated position with spectacular views

Entrance hall • Study • Drawing room • Dining hall • Kitchen / breakfast room • Cellar
Master bedroom suite with en suite dressing room and bathroom • 6 further bedrooms
4 further ensuite bathrooms / shower rooms

Excellent guest cottage with sitting room, dining room, study and 2 bedroom suites

Swimming pool
Exquisite gardens and grounds • Paddocks

In all about 7.66 acres

Available by separate negotiation:

Lot 2: 3 bedroom recently refurbished cottage. Additional barns with planning permission to create further accommodation. Stabling with 3.74 acres.

Lot 3: 5.39 acres of grassland.

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Cirencester, Gloucestershire GL7 2PT
Tel: +44 1285 659 771
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These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.

Gloucestershire Cotswolds

- ◆ Througham Slad Manor stands in the most delightful secluded position in the heart of the Cotswolds with superb views over the surrounding wooded valleys.
- ◆ The property stands in a peaceful setting at the end of a No Through Road, however is conveniently placed for access to Cirencester, Cheltenham and Stroud which all provide extensive shopping and recreational facilities.
- ◆ Communications are good with easy access to the M5 and M4 about 11 and 27 miles distant respectively. A regular train service runs from Kemble Station (about 10 miles south) to London Paddington taking approximately 85 minutes.
- ◆ The house is well located for social activities, with the Cotswold, the VWH and The Duke of Beaufort's hunts nearby; golf at the nearby Cirencester club and other courses at Naunton Downs, Cheltenham, Burford and Minchinhampton. Racing at Cheltenham and Bath; polo at Cirencester Park and Westonbirt.
- ◆ Believed to date from the mid 16th century with 18th century additions, the manor was altered in the 1930's by the renowned architect Norman Jewson for the Cadbury family. Of Cotswold stone construction, under a stone tile roof, the manor house has some wonderful period features including mullioned windows, a fine Norman Jewson staircase and inglenook fireplaces.
- ◆ The house has been improved in recent years to provide fabulous family accommodation. The Barn, once a recording studio, has been converted to an excellent guest cottage, and a new swimming pool installed with terracing and superb views over the valley below.





Ground Floor

- ◆ Reception hall with Cotswold stone flagged floor and restored elm panelling.
- ◆ Study, with original stripped oak floor boards, exposed beams, minster stone fireplace and wonderful views over the garden.
- ◆ Drawing room, a spacious reception room within the oldest part of the house with exposed beams, large open fireplace, charming former wig cupboard with Jacobean door and original front door to inner courtyard.
- ◆ Dining room with oak floor boards and restored 1930's kitchen dresser.

- ◆ Kitchen/breakfast room, a wonderful family kitchen with oak floor boards, shuttered stone mullion windows, four oven oil-fired Aga, central work station, microwave, dishwasher and larder with larder fridge. Utility room.
- ◆ Staircase hall, an impressive newly formed staircase hall with stairs rising to the first and second floor. This is a superb hall, open to the rafters, and gives a great sense of light and space. Lobby with Cloakroom with WC and washbasin.

First Floor

- ◆ The main staircase rises to a wide landing with range of original Arts and Crafts fitted cupboards.

- ◆ Master bedroom suite, a beautiful light bedroom open to the rafters with an exquisite Gothic style shuttered window and original stone fireplace. En suite dressing room overlooking the inner courtyard, and en suite bathroom.
- ◆ There are 5 further good sized bedrooms, 4 of which have an en suite bathroom or shower room.

Second Floor

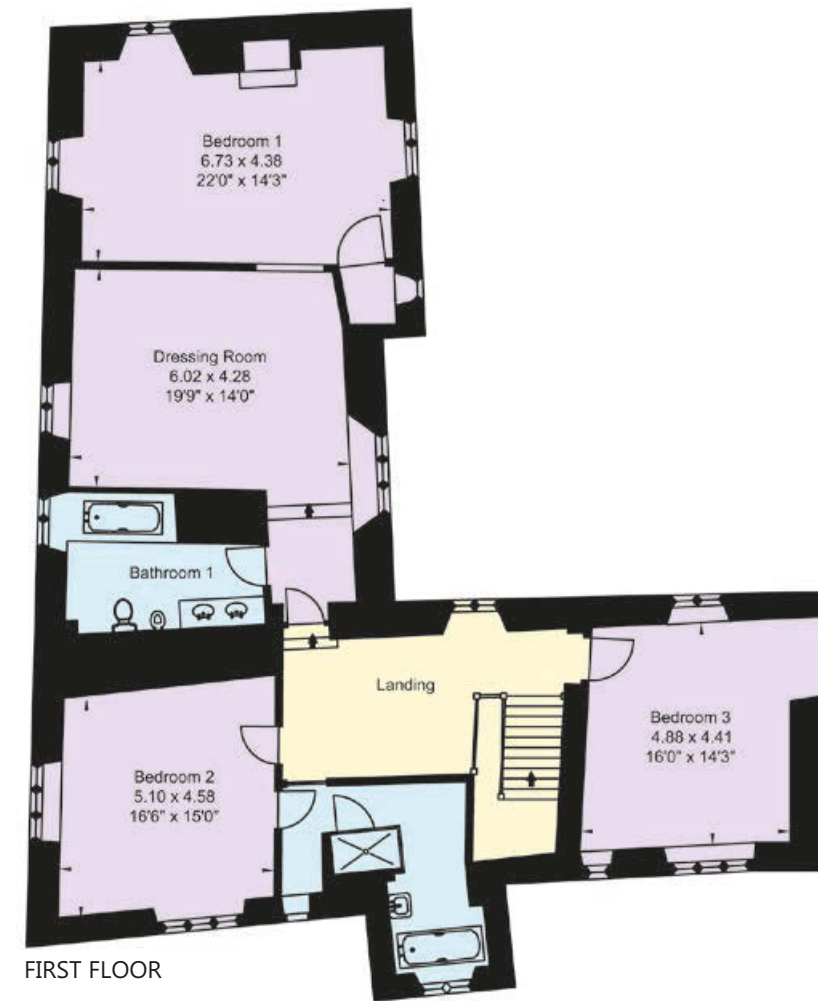
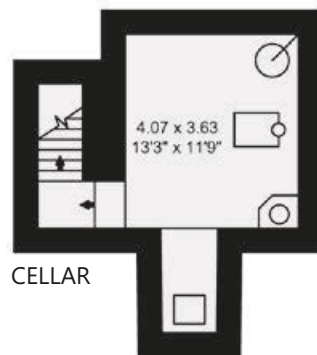
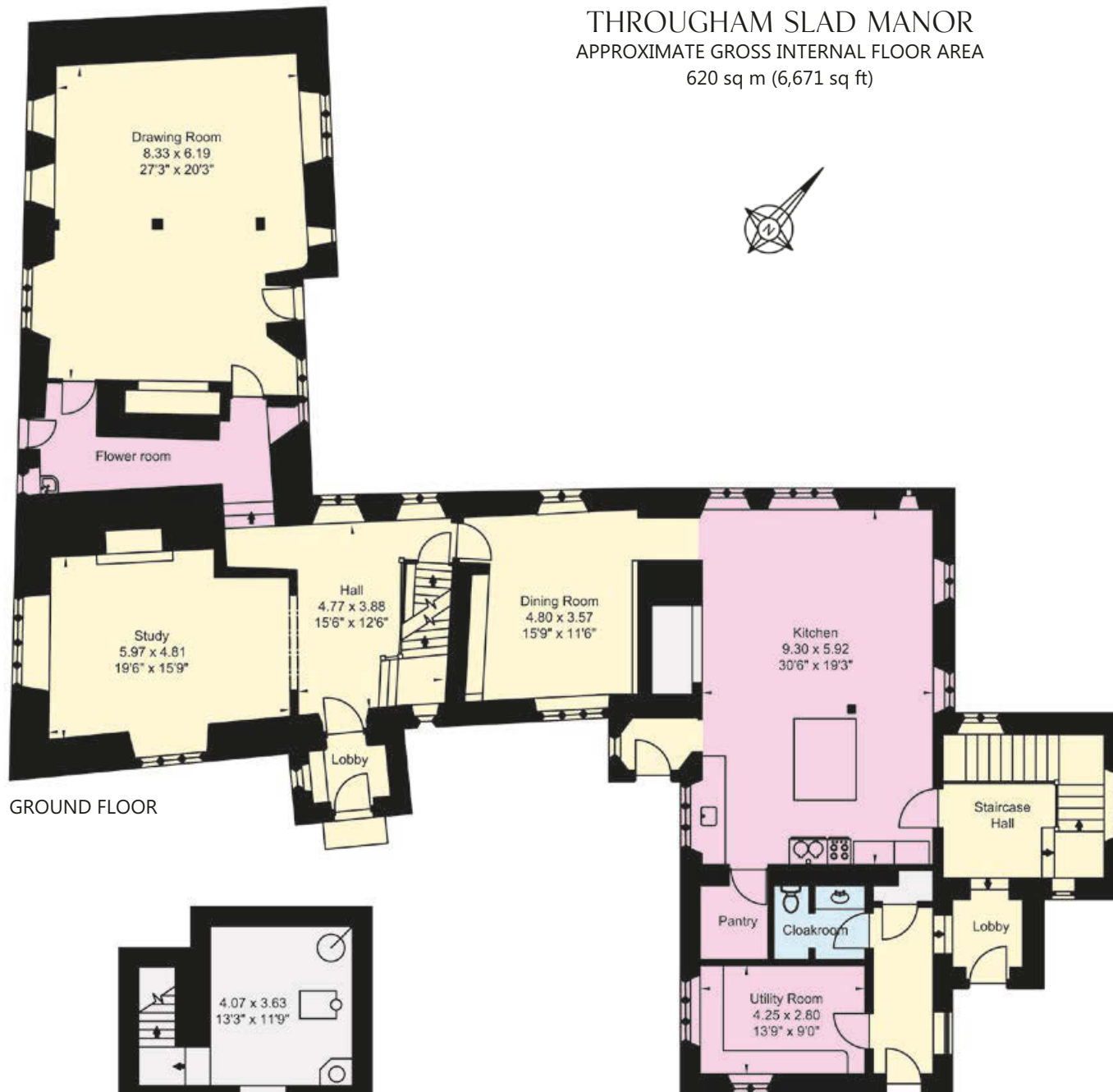
- ◆ A flight of stairs from the first floor landing rises to a 7th bedroom suite with bathroom; also suitable as a games room.



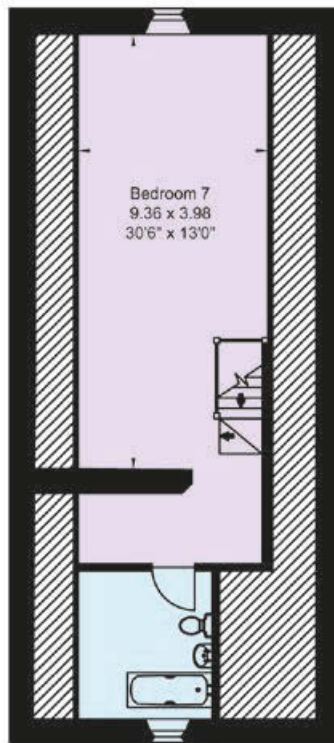
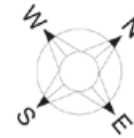


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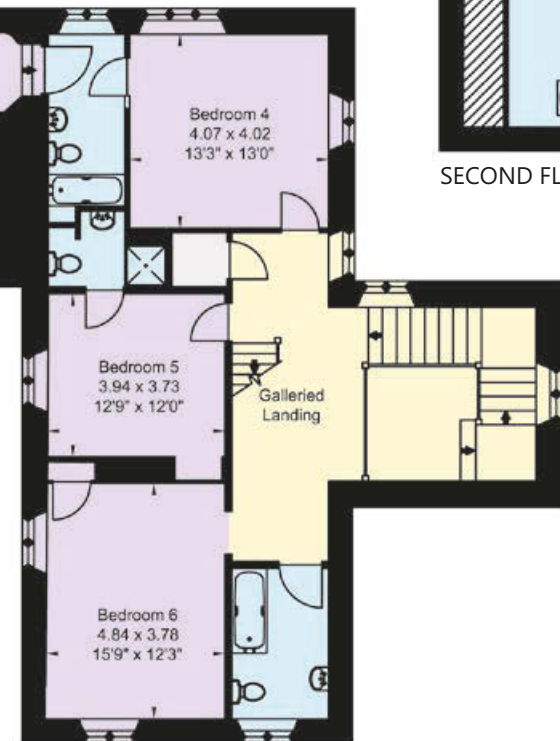
APPROXIMATE GROSS INTERNAL FLOOR AREA
620 sq m (6,671 sq ft)



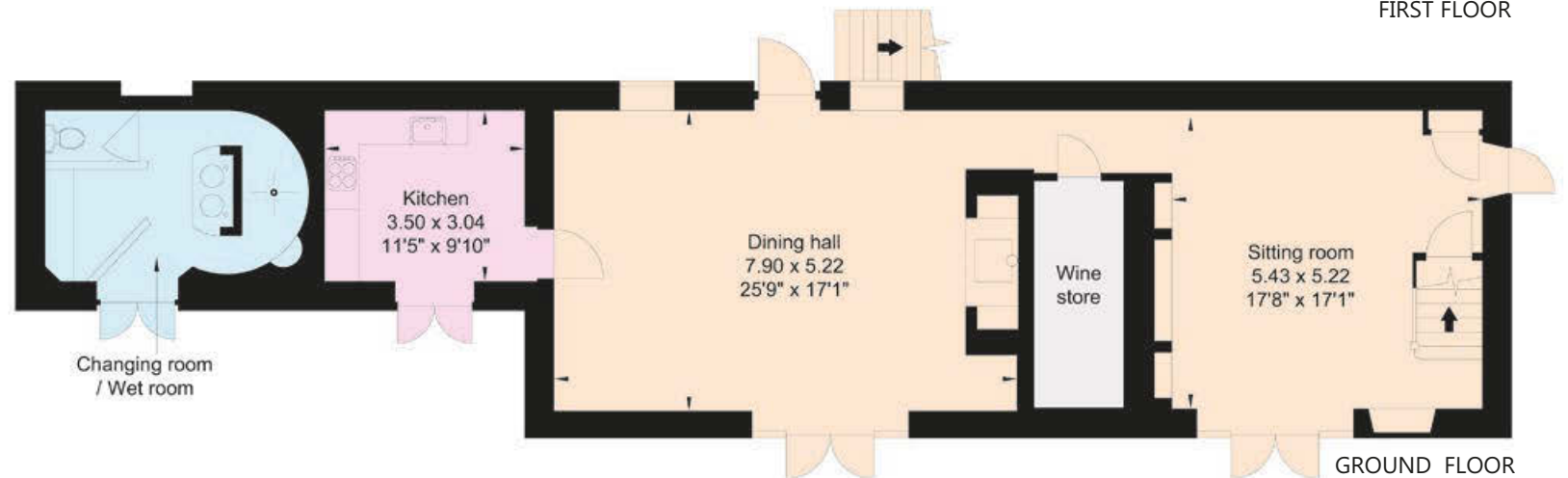
THE BARN
APPROXIMATE GROSS INTERNAL FLOOR AREA
170 sq m (1,829 sq ft)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



The Barn

- ◆ Conveniently situated to the south east of the manor is The Barn, providing excellent staff or guest accommodation.
- ◆ This cottage is well arranged to provide an excellent sitting room, dining hall with doors out to the pool terrace, dining hall with wine store and kitchen.
- ◆ On the first floor there are 2 good sized bedrooms (one en suite), a study and shower room.







Gardens and Grounds

- ◆ The gardens at Througham Slad are outstanding and take full advantage of the exceptional setting of the house. From the driveway, wrought iron gates lead to a flagstone path leading to the front door of the manor, continuing to a further garden area to the west. The manor overlooks a neat lawned garden bordered by extensive lavender beds. Climbing roses and honeysuckle adorn the main elevation of the house.
- ◆ The garden to the south of the house presents an array of mature flowering borders and the lawn is divided by dwarf box hedging. At the foot of the garden is a further landscaped area with trellised gazebos and a duck pond. To one side

is a charming summer house and an enchanting small courtyard garden. A stone flagged path leads to the north of the house through a rose covered arbour.

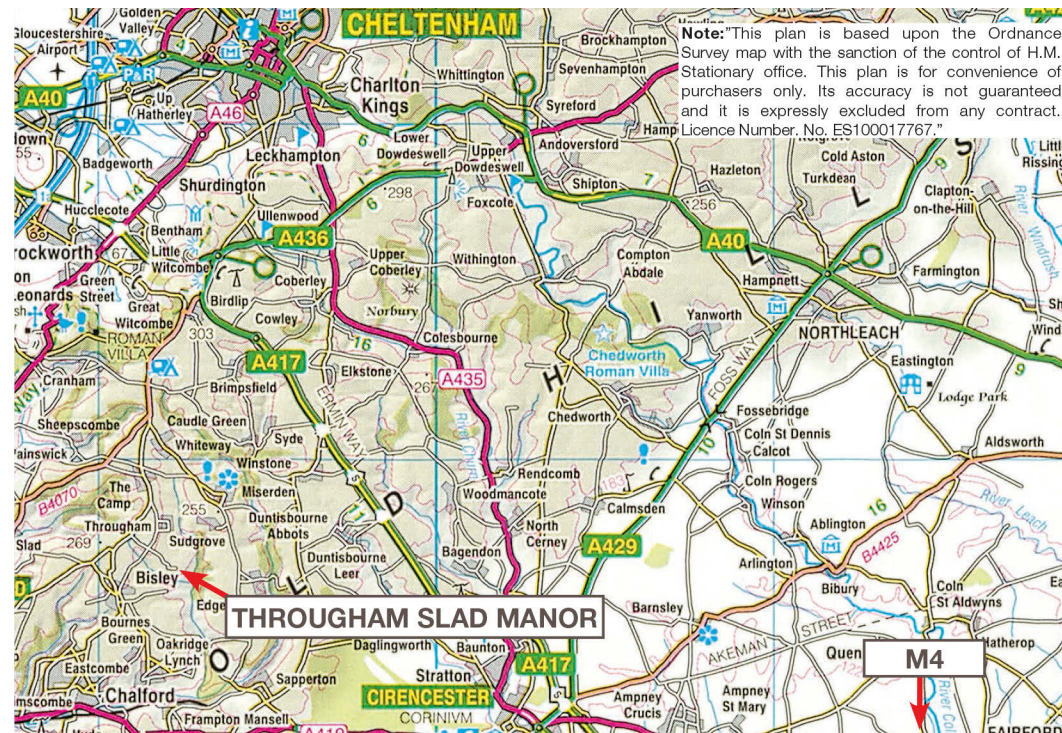
- ◆ An inner courtyard garden to the north of the house, believed to have been the approach to the original 16th century manor, provides a charming sheltered area with impressive entrance gates and stone flagged path.
- ◆ Adjacent to the barn is a new outdoor swimming pool and surrounding stone flagged terrace overlooked by a pool room with changing facilities.

- ◆ The pool area has a barbeque and lovely garden of its own with steps leading down to a hidden garden, enclosed on one side by a high stone wall with lovely views over the valley.

Paddock and Woodland

The house is set within a sheltered position surrounded by mature woodland trees. There are also excellent paddocks suitable for horses which also gives privacy to the house.





Services

Mains electricity. Private drainage. Private water supply from borehole (not tested). Oil-fired central heating.

Fixtures and Fittings

All such items regarded as fixtures and fittings are excluded from the sale. These include curtains, light fittings, garden statuary and ornaments, machinery and equipment, although some may be available to a buyer by separate negotiation.

Local Authority

Stroud District Council
Tel: 01453 766321

Wayleaves, Easements and Rights of Way

The property is sold subject to all Wayleaves, Easements and Rights of Way that may exist.

Directions (GL6 7AW)

From London take the M4 west turning off at the Swindon junction (J15). Take the A419 Cirencester road. Continue on the Cirencester by-pass and when approximately 10 miles north of Cirencester, turn left signposted Birdlip. In Birdlip turn left after the George hotel onto the B4070 signposted Bisley. After approximately 3 miles fork left by the Fostons Ash Pub. Proceed through the village of Camp and after approximately 1.5 miles, take the second left signposted Througham. Follow the lane bearing right. The house will be found at the end after approximately 1 mile.

Viewings

All viewings must be made strictly by appointment only through the vendor's agents.

