



# EAST WING

COLN ST ALDWYNS • CIRENCESTER • GLOUCESTERSHIRE



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Bibury 2 miles • Fairford 3 miles • Cirencester 10 miles  
Burford 10 miles • Swindon Station 20 miles  
(All distances are approximate)

An exceptional home being part of an historic listed  
Manor House, once the country home of a former  
Chancellor of the Exchequer. Set in a private walled garden  
in a much sought-after Cotswold village.

Reception/dining hall | Cloakroom | Magnificent drawing room  
Kitchen/breakfast room | Study

5 bedrooms | 3 bathrooms (1 en suite) | Laundry room | Cellars

Stone built outbuilding | Beautiful private walled garden  
Use of manor grounds with swimming pool

In excess of 5000 square feet overall



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## Situation

Coln St Aldwyns is a charming pretty village, held in the highest esteem by locals and visitors alike, and is set within a Conservation Area and an area of Outstanding Natural Beauty. The Cotswold cottages that predominate give a very pretty appearance to the village yet the landscape alone is beautiful with gentle slopes and meadows leading down to the River Coln. The village's strategic location adjacent to the river encouraged early settlement in the area and, thus, the large majority of the properties are period houses and cottages.

Coln Manor itself is set at the top of the hill in the village, neighbouring the beautiful village church. Fortunately the surrounding land, owned in the main by the Williamstrip and Hatherop Estates have protected the village from development. Albeit a small community, Coln St Aldwyns is fortunate in retaining its community shop and Post Office and the highly acclaimed pub/restaurant, ironically called The New Inn. The setting beyond the grand gates of Coln Manor is one of peace and tranquillity. The secure environment provided by the communal surroundings is matched by the privacy the developer was keen to maintain for each property.

Communications in the area are first class with easy access to London, Swindon, Bath and Bristol. Junction 15 of the M4 is within easy access and close to Cheltenham is Junction 11a of the M5 which links to Birmingham and the north. Swindon Station provides a regular service to London Paddington taking approximately 60 minutes. The neighbouring village of Hatherop provides a primary school and private education with Hatherop Castle School, whilst the nearest state secondary school is Farmor's in Fairford, some 3 miles away.





## Description

The East Wing is an exceptionally fine home, being part of Coln Manor which dates back to the mid 16th century. The house was the country home of 1st Earl Aldwyn who was twice the Chancellor of the Exchequer in the last decades of the 19th century. The property was converted to six separate houses in 1985. The separation was undertaken vertically so as to create freehold properties each with a garden. The remaining grounds which have access to the churchyard, drive, parking area and swimming pool are owned communally. There are far reaching views in all directions taking in the Norman church, the gently undulating Coln Valley and the lovely wooded grounds of Williamstrip Park and Hatherop Estate (owned by the Ernest Cook Trust).

Internally the front door opens into a dining hall with an ornate fireplace and alcove shelves and cupboards to either side. An inner hall with fitted bookshelves and original parquet floor leads to the magnificent drawing room. This was the main drawing room of the house from the late 19th century. Completely panelled there is a raised fireplace at its centre piece, triple aspect windows, window seats, oak floor and French doors leading out to the garden. It makes for an exceptional entertaining room.

On the opposite side of the house there is a well fitted kitchen/breakfast room with Aga, electric double oven and hobs and granite work surfaces, the room also linking back to the dining room. There is a cloakroom and also off the inner hall is a staircase down to the cellar rooms. These three rooms are divided between a boiler room, tank room and a utility room/ and separate wine store.

An elegant oak staircase rises to a galleried landing on the second floor. On the first floor there is a superb principal triple aspect suite—the principal bedroom of the Manor from the late 18th century—now with a range of built in wardrobes and an ensuite bathroom off. Two further double bedrooms, each with walk-in wardrobes, and a family bathroom are also found on this floor. On the second floor there is a study with period fire surround and hearth, fifth bedroom with walk in wardrobe, bathroom and a most useful laundry room and utility room. All the bedrooms enjoy lovely far-reaching views with the principal ones looking out across the village.

The house is complemented by an exceptional garden surrounded by a high brick wall. Laid out in separate compartments, the garden is divided by beech and yew hedging. Adjacent to the house is a flagstone terrace, known as 'the Italian terrace' with raised beds. Two flights of stone steps lead down to an expanse of lawn and a wide variety of shrubs and bushes as well as borders under planted



with bulbs. There are also fruit trees, several mature wisteria, and a raised ornamental fish pond. An archway within the beech hedge leads through to a rose covered arbour, close by is a stone bothy used as a garden store. From the top garden another archway leads through an ancient yew hedge to a separate 'secret' garden with a summer house and two tank water feature. Throughout the garden, which is totally private, are shaded sitting out areas.

### Directions

From Cirencester take the B4425 northeast towards Burford. Pass through Barnsley and as you start to leave Bibury, just as the road bends to your left, take a turning to the right signposted to Coln St Aldwyns. Follow this road until you reach a T-junction on the edge of the village where you turn right. Follow this a short distance into the village and at the staggered crossroads (opposite the shop) turn right. Proceed through the stone pillars into the grounds of Coln Manor. East Wing is the property to the immediate left via a gilded and black metal gate, and the parking area is round to the right.

### General Information

#### Tenure

The property is freehold and vacant possession will be granted on completion.

The drive, parking and turning areas are within the communal grounds and each property has a right of access over them. There is also a former squash court providing shared storage space.

#### Fixtures and Fittings

All items in the nature of fixtures and fittings described in these details are included with the property. All other items are specifically excluded. In particular, all garden furniture, troughs and pots are excluded from the sale.

#### Services

Mains water, drainage and electricity are connected. Oil fired boiler.

#### Postcode

GL7 5AD

#### Viewings

Strictly by appointment with Savills.

# East Wing, Coln Manor, Coln St. Aldwyns, GL7 5AD

Gross Internal Area (approx) = 373.5 sq m / 4020 sq ft

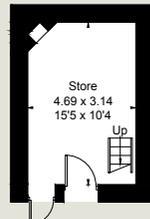
(Excluding Void)

Basement / Cellar = 60.9 sq m / 655 sq ft

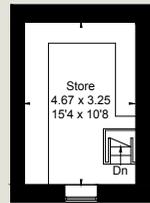
Outbuildings = 36.2 sq m / 390 sq ft

Total = 470.6 sq m / 5065 sq ft

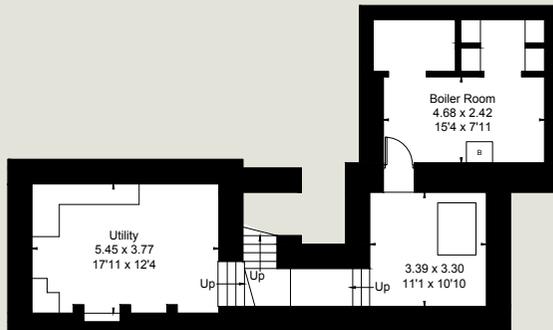
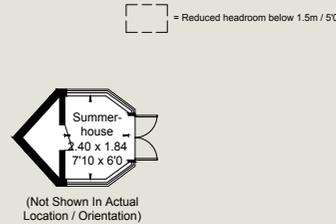
For identification only. Not to scale.



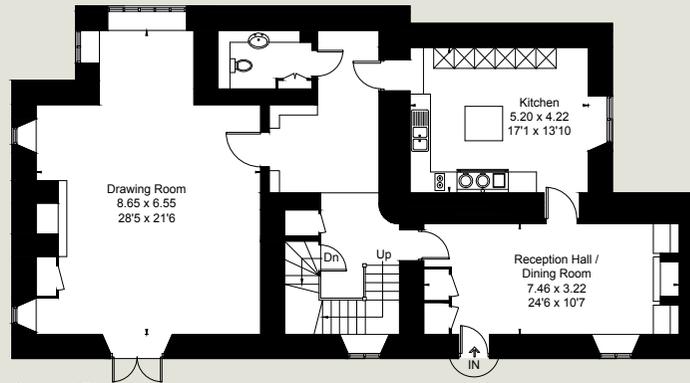
Outbuilding  
Ground Floor  
(Not Shown In Actual  
Location / Orientation)



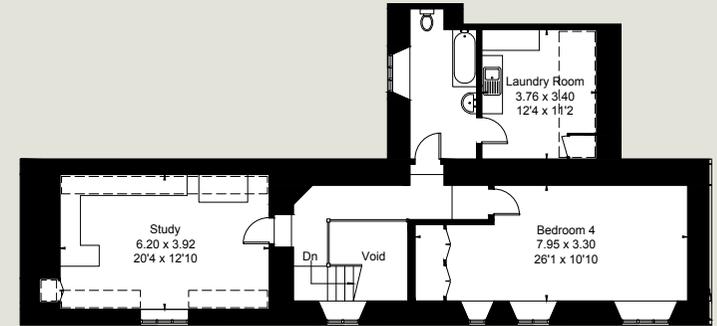
Outbuilding  
First Floor



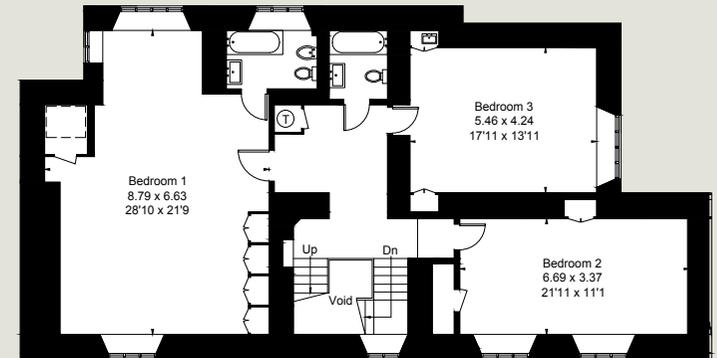
Basement



Ground Floor



Second Floor



First Floor

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