



HOUSE PARTY SOLUTIONS



The Manor Spa

Cotswolds

SLEEPS 23 - 27



- ◆ Historic Cotswold Manor House, originally built for the Prime Minister in the 1800's
- ◆ 7 comfortable bedrooms to sleep a maximum of 27 guests
- ◆ Indoor swimming pool & hot tub
- ◆ South facing gardens & landscaped grounds
- ◆ Close to the great cities of Bath & Bristol
- ◆ Large outdoor social/entertaining area with seating
- ◆ Cotswold countryside & walks immediately on the doorstep





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OVERVIEW

Embrace the rural idyll at The Manor Spa. Sympathetically updated to reflect its illustrious past, this spacious historic building was originally built in 1800 and sleeps up to 27 guests. Soak up the magnificent architecture created by Prime Minister Robert Jenkinson and discover what charmed the subsequent owners, including the Duke of Beaufort and the Wordsworth family.

Be enthralled the moment you pass through the Spa's private road. Beyond the sweeping drive and beautifully landscaped grounds, you will step into imposing reception rooms that boast period fireplaces and ornate cornicing. Experience the sublime in a truly grand property where rooms are bathed in natural light and styled to reflect the present as well as the past.

You won't be short of space, whether you want to celebrate a special occasion or get away from it all as a group. Gather around the Swimming pool for a dip. Take a break in the comfortable lounge or enjoy a catch-up in the boutique lobby. Recharge your batteries in our Cotswold inspired bedrooms which incorporate warm tones & soft furnishings for your comfort. Tastefully matched furniture and artwork complete the decor so when you need to dip out of the action, you'll enjoy a beautifully styled retreat.



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YOUR STAY

Number accommodated

- ◆ Sleeping 23 - 27 guests across 7 bedrooms
- ◆ Please note that the permanent bed layout is for 23 guests. Should you wish to increase your guest numbers to 27, the bunk beds in the Stanton room are a double on the bottom bunk so can accommodate an extra 2 guests. There is also a sofa bed within the lounge

Bedroom & bathroom configuration

Ground floor

- ◆ Burford - 2x single beds
- ◆ Stow - 1x King size bed
- ◆ Lacock - 2x single beds
- ◆ Shared bathroom

First floor

- ◆ Bourton - 2x single beds with en-suite
- ◆ Stanton - 1x King size bed, 1x single bed & 2x (triple) bunk beds. Shared bathroom on the landing

Second floor

- ◆ Sodbury - 1x King size bed, 1x single bed & 1x bunk bed with en-suite
- ◆ Blockley - 1x King size bed & 1x single bed with en-suite

Dining capacity

- ◆ Conservatory dining room with seating for 20 & a further 6 in the adjoining lobby

Catering

- ◆ Hired on a self catered basis however, local recommended caterers can be provided

Facilities

- ◆ Indoor swimming pool
- ◆ Hot tub
- ◆ Two 50" HD Smart TV
- ◆ Wi-Fi (450mb connection)
- ◆ Fully equipped kitchen (Cutlery, utensils, crockery and glass wear to service up to 27 guests)
- ◆ Comfortable lounge
- ◆ South facing gardens and landscaped grounds, which enjoys sun all day long
- ◆ Parking for 12 cars

Check in & out times

- ◆ Check in from 4pm
- ◆ Check out by 10am

Pets

- ◆ Pets are welcome by prior arrangement

Disabled facilities

- ◆ The property is accessible, please enquire for further information

Stag & Hen groups

- ◆ Hen parties welcome
- ◆ Stag parties welcome



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ACTIVITIES

On-site activities

- ◆ Indoor swimming pool
- ◆ Hot tub
- ◆ Large outdoor social/entertaining area with seating
- ◆ South facing landscaped gardens & grounds

Local attractions

- ◆ Ideally located for trips to Bath & Bristol
- ◆ Badminton Estate
- ◆ Westonbirt Arboretum
- ◆ Slimbridge Wetland Centre
- ◆ Cotswold Water Park
- ◆ SS Great Britain
- ◆ Bristol Zoo
- ◆ The Roman Baths
- ◆ Bath Abbey





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LOCATION

The Manor Spa is located in the picturesque hamlet of Petty France in the Cotswolds. It sits on the edge of the Badminton Estate in Gloucestershire and enjoys far-reaching views of the surrounding Area of Outstanding Natural Beauty. Ideally located for trips to Bristol and Bath, it is perfect for those looking for accommodation close to all the action but far enough away to offer a total escape. Across the road from The Spa House, you will find a traditional country pub. As well as serving drinks, it boasts lunch and evening menus as well as speciality foods on theme nights.



Distance from

- ◆ London - 2 hours 15 minutes / 110 miles
- ◆ Bristol - 25 minutes / 20 miles
- ◆ Cardiff - 1 hour 5 minutes / 52 miles
- ◆ Birmingham - 1 hour 35 minutes / 87 miles
- ◆ Manchester - 3 hours / 166 miles

Nearest airport

- ◆ Bristol Airport - 45 minutes / 27 miles

Nearest train station

- ◆ Chippenham - 28 minutes / 14 miles
- ◆ Bristol Parkway - 25 minutes / 17 miles

Distance to Town/Village

- ◆ Badminton - 5 minutes / 3 miles

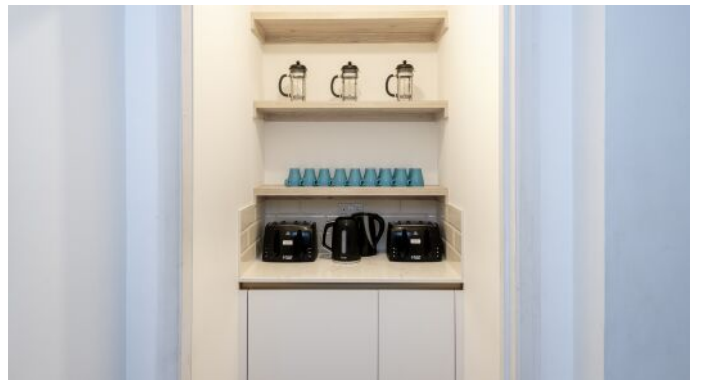
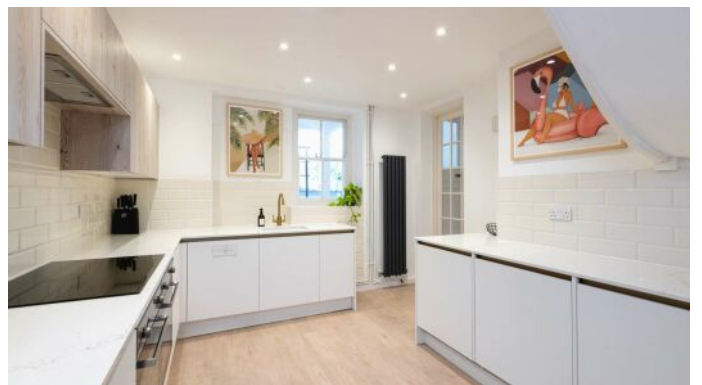




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FLOOR PLAN





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PRICES

2024 / 2025

Prices below and based on a group of up to 20 guests, additional guests are priced at £200pp.

Weekend

- ◆ 2 nights from: £4,950
- ◆ 3 nights from: £5,500
- ◆ Please note that prices above are based on 20 guests. Please enquire for confirmed pricing based on group size and time of year.

Midweek - 4 night minimum stay during peak season

- ◆ 1 night from: £2,400 (only available during low season)
- ◆ 2 nights from £2,200 - £2,400
- ◆ 3 nights from £2,900 - £2,900
- ◆ 4 nights from £3,400 - £4,400
- ◆ Prices are based on 20 guests. Please enquire for confirmed pricing based on group size and time of year.

Weekly

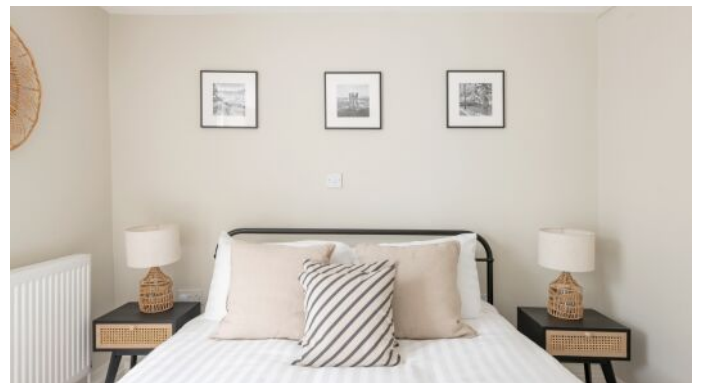
- ◆ From: £7,700
- ◆ Prices are based on 20 guests. Please enquire for confirmed pricing based on group size and time of year.

Christmas & New Year

- ◆ Christmas - priced from £6,600 - based on a minimum 5 night stay
- ◆ New Year - priced from £6,600 - based on a minimum 5 night stay
- ◆ Prices are based on 20 guests. Please enquire for confirmed pricing based on group size.

Booking terms

- ◆ £1,000 deposit required to secure any booking
- ◆ Final balance is required 8 weeks prior to arrival
- ◆ A damages deposit of £1,000 will be held against a card approximately 3 days prior to check in and released within a week of departure minus any deductions, if applicable.





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