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## Holland Manor

THE COTSWOLDS & COUNTRY

10 Bedrooms, 10 Bathrooms  
For 20 guests

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This 10-bedroom, Grade II listed Cotswolds estate is an unparalleled expression of luxury countryside living.

Designed in 1775 by Henry Holland, Holland Manor offers classic architectural stateliness and contemporary wellness just an hour from London.

Rather than overwrite the past, Albion Nord and Atelier Gooch's pioneering restoration edits it with precision. The neoclassic style remains firmly in the spotlight, supported by modern layers that sharpen its presence and uplift every room. Between grand entertaining spaces, considered wellness facilities and ten restorative bedrooms, the estate reads as a singular highlight of Cotswolds country living.



## The living spaces

From the moment you enter, Holland Manor asserts its presence. The circular hall and sweeping staircase anchor the entrance with cinematic poise, while the ground floor unfolds with a measured, narrative rhythm. Decorative cornicing, high ceilings and finely detailed wainscoting speak to the house's neoclassical heritage, interpreted for the 21st century by the sensitive eye of Atelier Gooch and Albion Nord.

















Rooms are layered with colour and texture – from deep olive greens to pale creams, punctuated with jewel-toned seating, curated artwork and thoughtfully considered lighting. In the library, a bespoke dark-oak bookcase anchors one wall, while oak-leaf chandeliers by Richard Taylor highlight the estate's meticulous attention to detail and craftsmanship. Come evening, the whisky room offers a handsome setting for nightcaps and lingering conversation.

An element of surprise emerges at the top of the home: the winter garden is a spacious glass atrium that illuminates the rooms below through two circular skylights. Enjoy quieter moments here – restful afternoon teas surrounded by greenery.



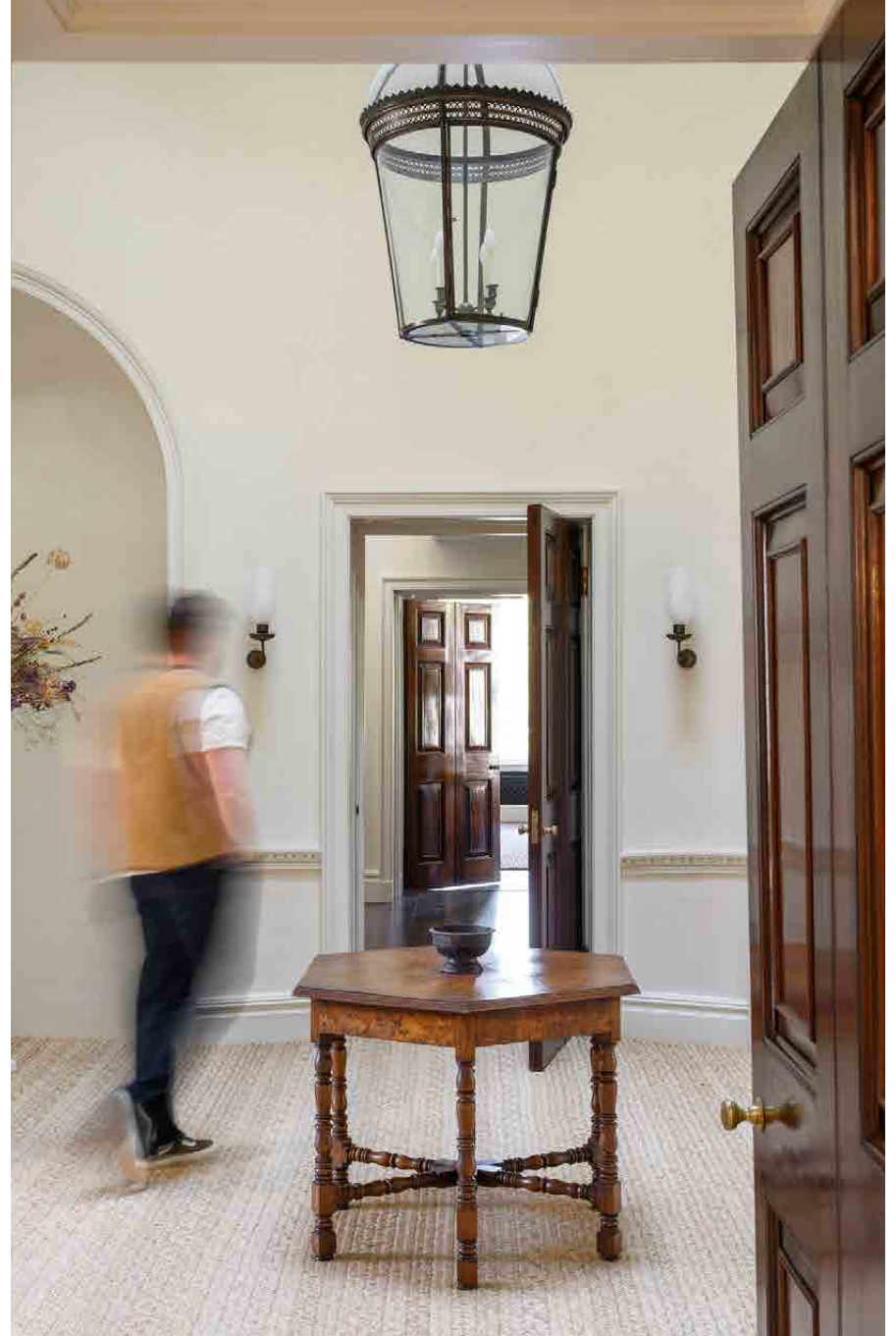




## Kitchen & dining

The commercial-grade kitchens occupy a double-vaulted space on the lower ground floor, recalling the scale and character of a traditional English country-house scullery. Marble splashbacks, rich Calacatta Vagli veining, dark blue cabinetry and brass ironmongery set a stylish backdrop for the designer Soane Britain and Jamb lighting, and state-of-the-art appliances. With a full team of chefs, catering staff and discreet service corridors, entertaining is seamless no matter the scale.

A banqueting room offers an intimate and atmospheric setting for private dinners, while the ballroom accommodates larger occasions, framed by arched windows and intricate architectural detailing. In the warmer months, a rooftop dining terrace extends entertaining outdoors, with expansive views over the parkland and gleaming lakes.





# Bedrooms & bathrooms

Tranquility ensues in the ten individually-designed bedroom suites, including two principal rooms. Each space has a calming, country-pile feel, finished with pale tones, canopied beds, freestanding baths and carefully-composed vistas across the parkland. Four of the bedrooms open out to private terraces – secluded suntraps for quieter al fresco moments.







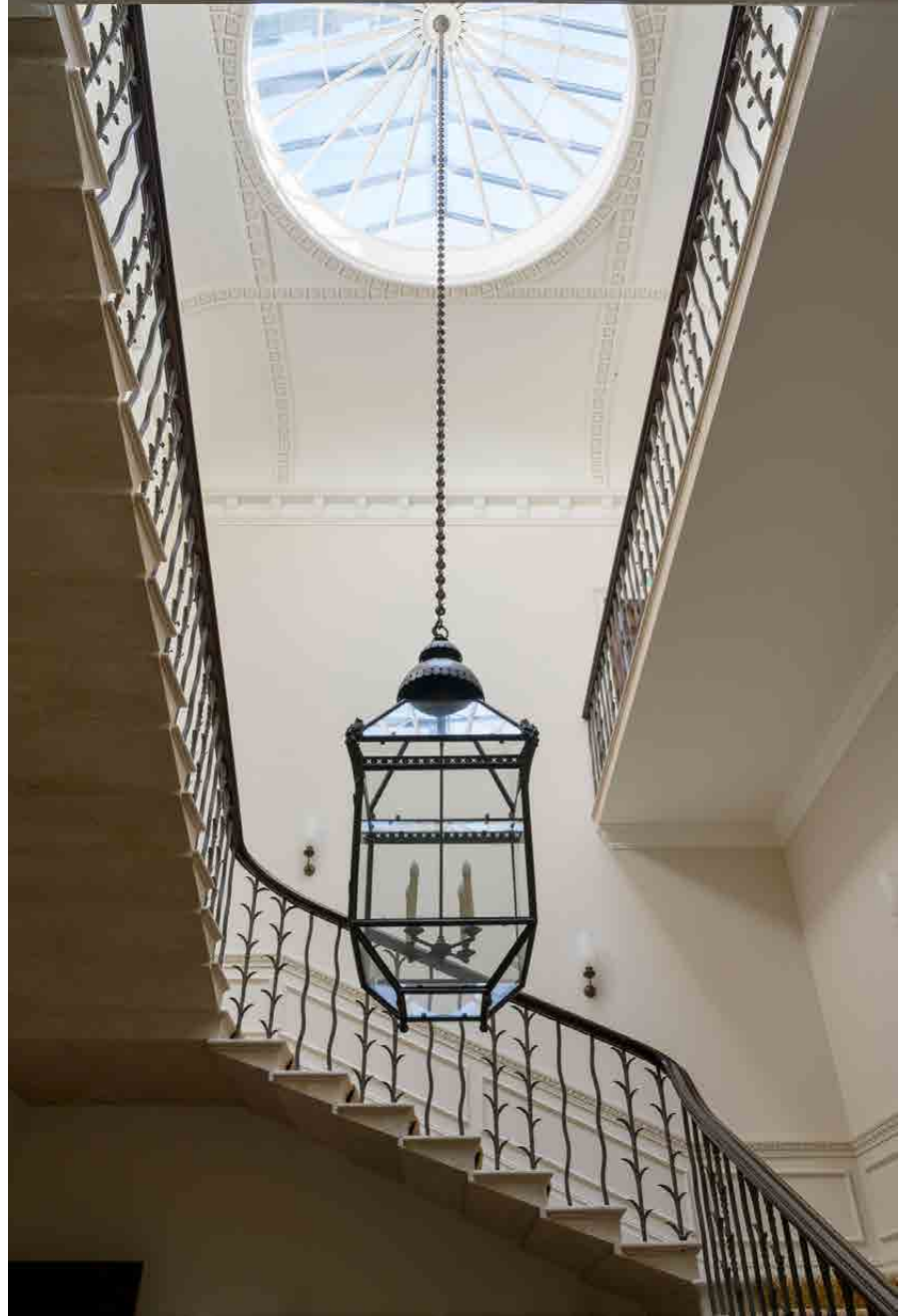










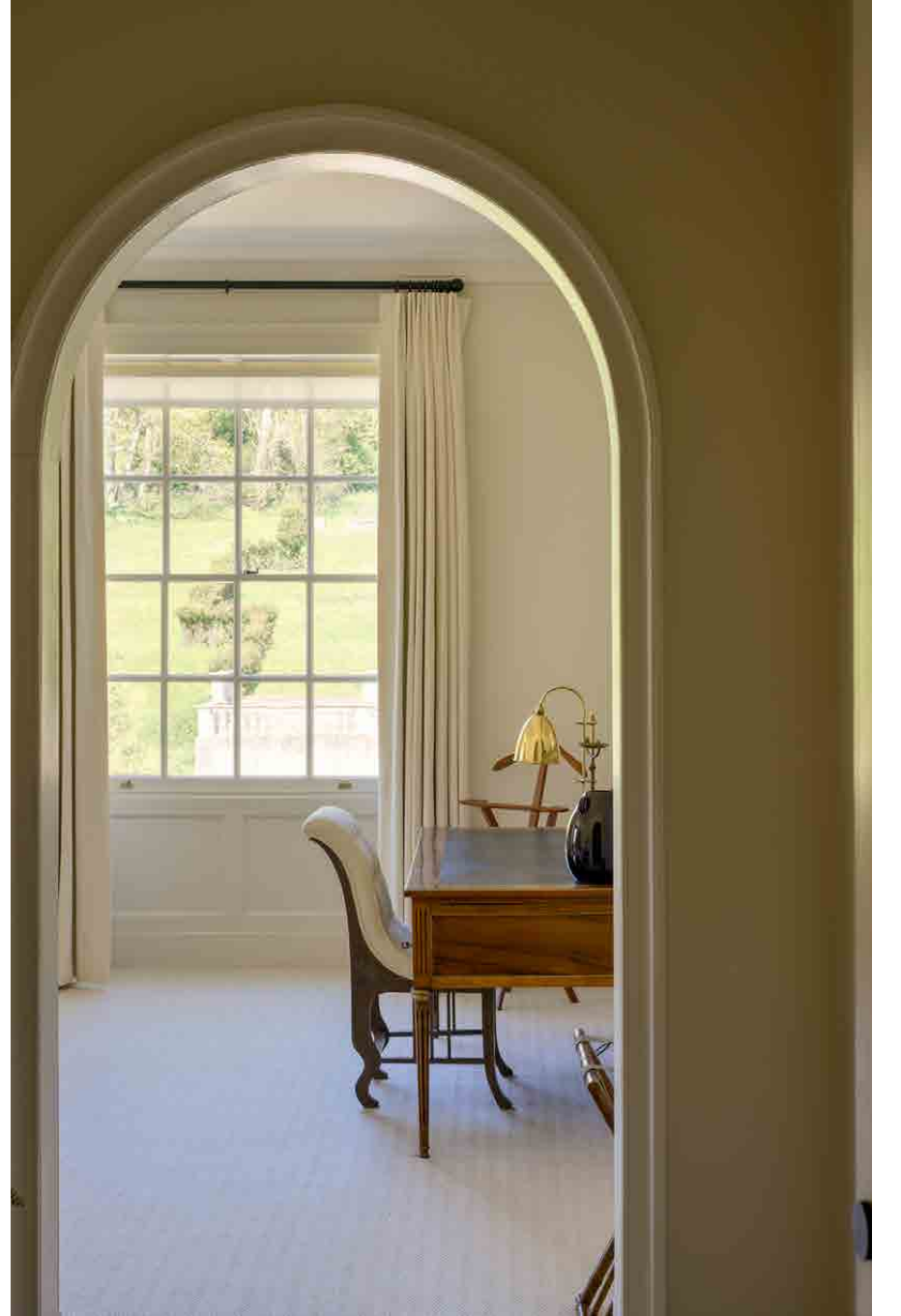


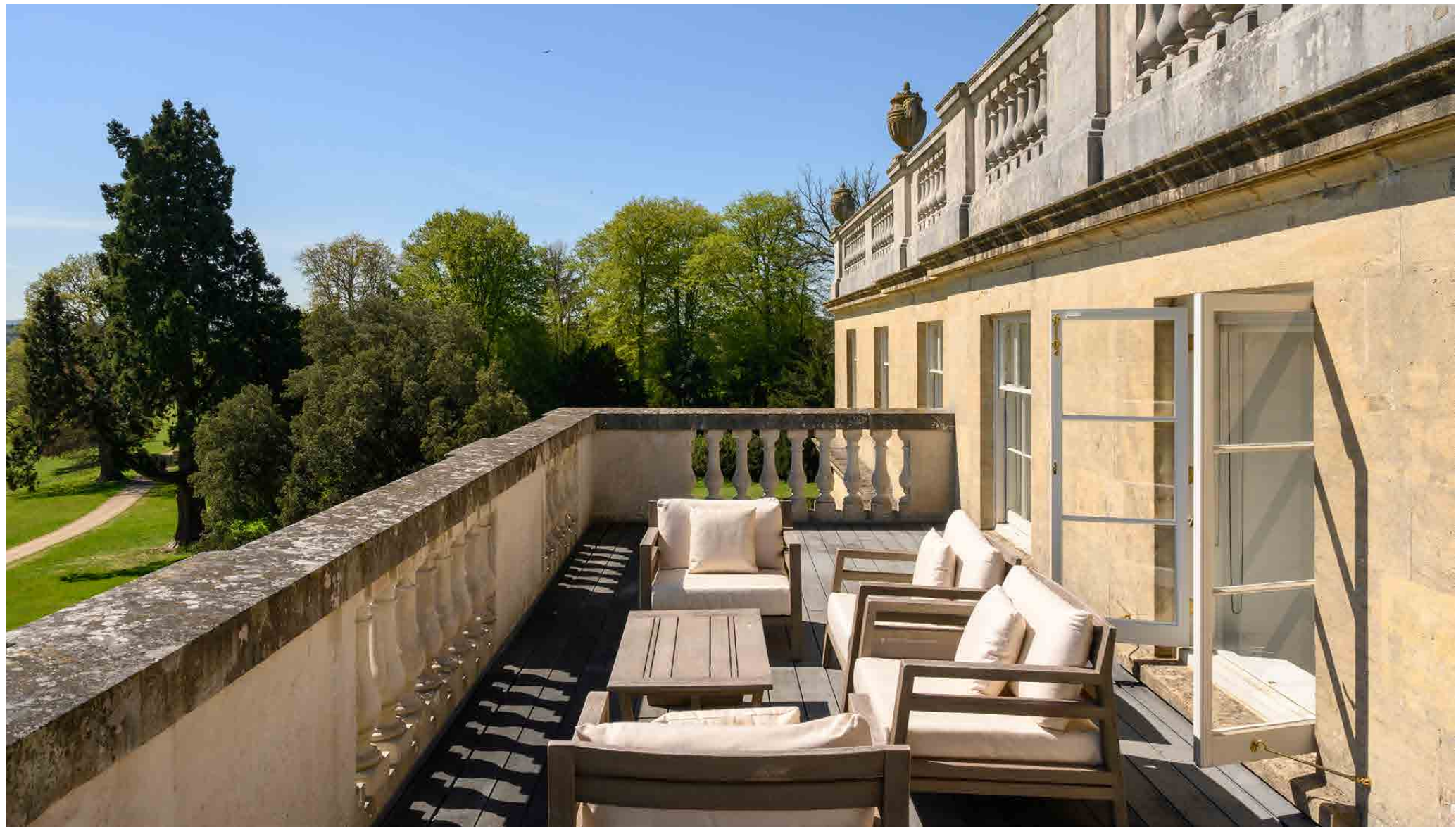
















## Leisure & wellness

Start the day in the fully equipped gym before turning to more leisurely pursuits. Rest and relaxation takes many forms – screenings in the private cinema, rounds of pool in the games room, or a convivial glass in the Provençal-style vaulted wine cellar. The cellar itself is a striking space, with untouched original floors and a French oak dining table, ideal for intimate tastings guided by a sommelier.









## Outdoor space

The history of English landscape design comes alive at Benham Park, with 130 acres of parkland, woodland glades and an expansive lake to explore. At the rear of the house, a large ornamental pond is centred by a golden obelisk, while stone steps rise through tiered landscaping to meet the surrounding trees and verdant lawns — a reminder of the inimitable artistry of Capability Brown. Games of croquet, waterside picnics and long walks through the winding paths are all framed by cinematic views.











# The surroundings

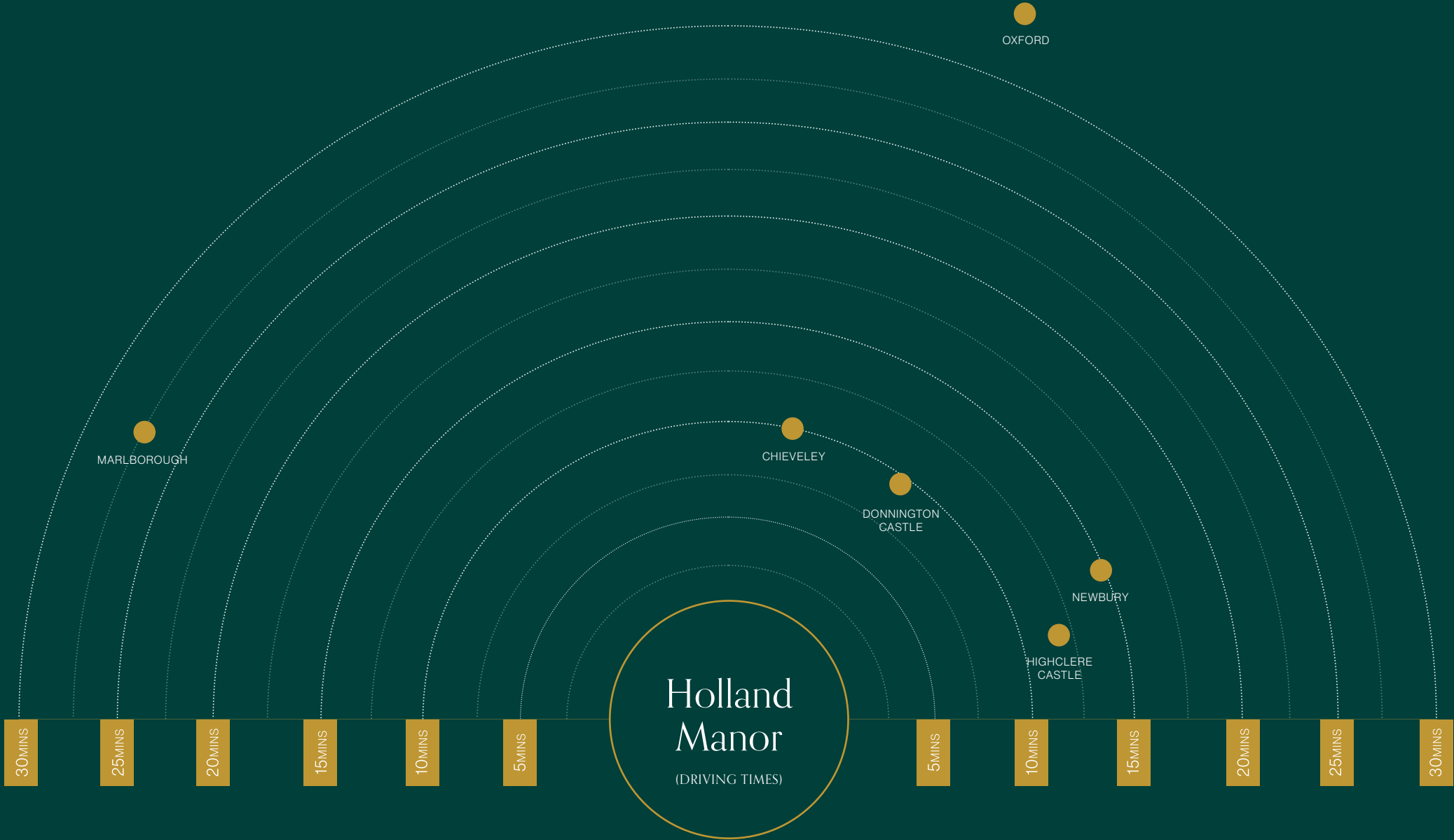
Set just west of Newbury in Berkshire, Holland Manor feels wonderfully secluded, its expansive grounds providing complete privacy. Yet London is just an hour away, making it an ideal springboard into the Cotswolds and beyond.

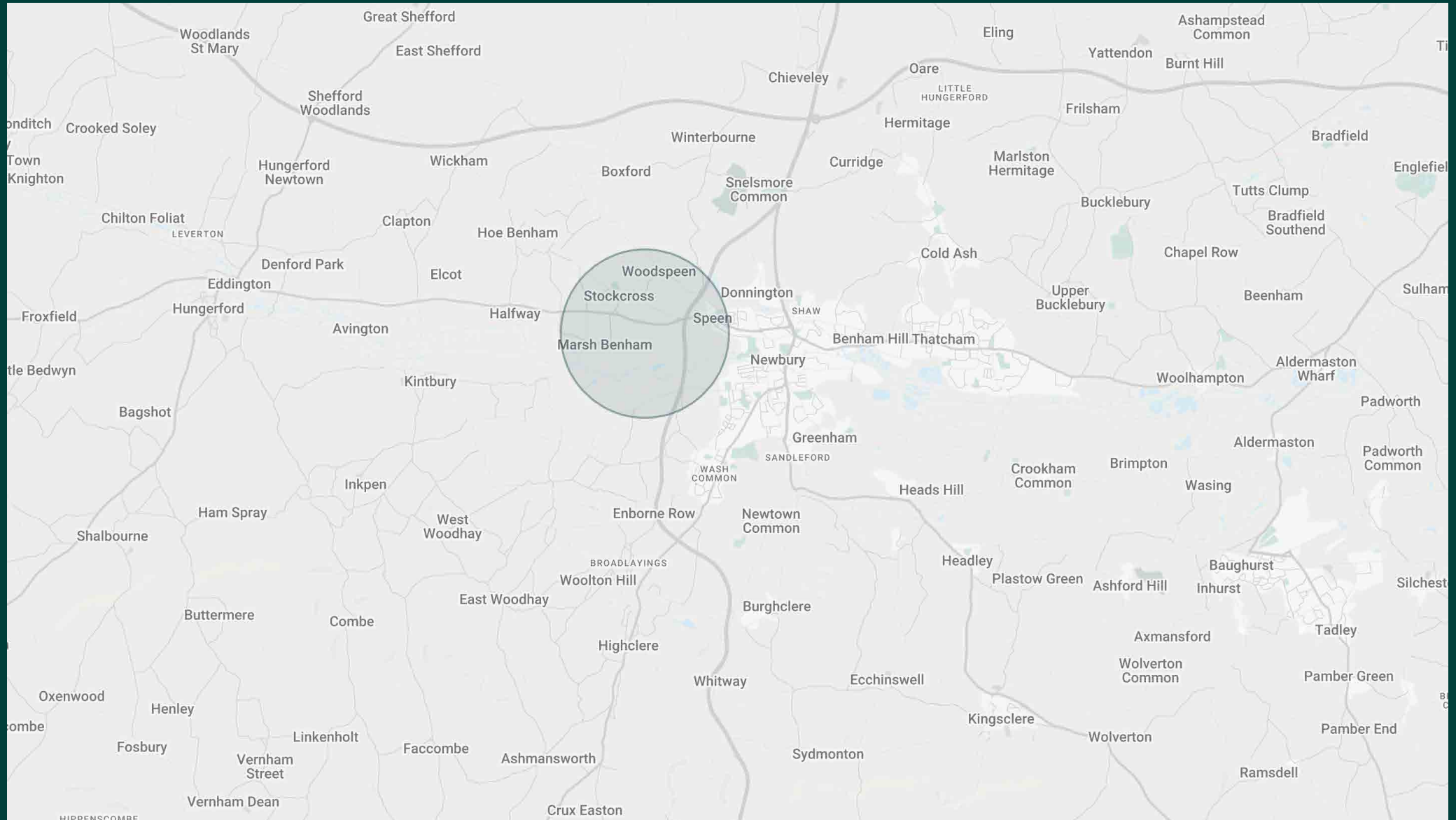
For day trips, the region offers some of England's most celebrated destinations. Visit Daylesford for its farm-to-fork restaurant and luxurious Bamford Spa, or Soho Farmhouse for wellness and relaxation, with a stop at Hawkstone Brewery. Picture-postcard villages await – Bibury, Bourton-on-the-Water, Broadway and Stow-on-the-Wold – while Woodstock offers Blenheim Palace. Cheltenham hosts prestigious racing, Silverstone thrills motorsport fans, and the area's fine dining rivals any major city.

Travel times (by car):

- Oxford – 25 mins
- Woodstock – 40 mins
- Daylesford – 1 hour







# Property features

- Grade II listed estate
- Parkland designed by Capability Brown
- Interior design by Albion Nord
- Architecture by Atelier Gooch
- Reception, Ballroom and Banqueting Room
- Commercial grade kitchens
- Library, whisky room and temperature-controlled wine cellar
- Ten individually-designed bedroom suites
- Rooftop dining area
- Private cinema, games room with pool table and a fully equipped gymnasium
- Guest lift for six people.
- Parking for 60+ vehicles
- Fully-staffed and dedicated on-site security office

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## What's included?

- Fully staffed, night management and an on-site venue manager
- Gate security
- Personal check-in
- Customisable amenities and activities available to add



# Guest & concierge services

Tennis coach or yoga instructor. Tables at renowned dining institutions, tickets to sporting or music events, and tours of the surrounding countryside: we're here to ensure stays are nothing short of exceptional. Working alongside our carefully selected partners, we put tastemakers and health and wellbeing experts at our guests' fingertips.

Our statement spaces are just the starting point – to ensure everyone feels at home, our rates include:

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- Housekeeping
  - Flexible check-in/out
  - Luxury linens and toiletries
  - Legal compliance on all our homes
  - A personal welcome and arrival essentials
  - Unlimited access to guest services and tailored experiences
  - Professional inspection before and after every stay
  - Complete discretion



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Please get in touch if you have any questions  
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