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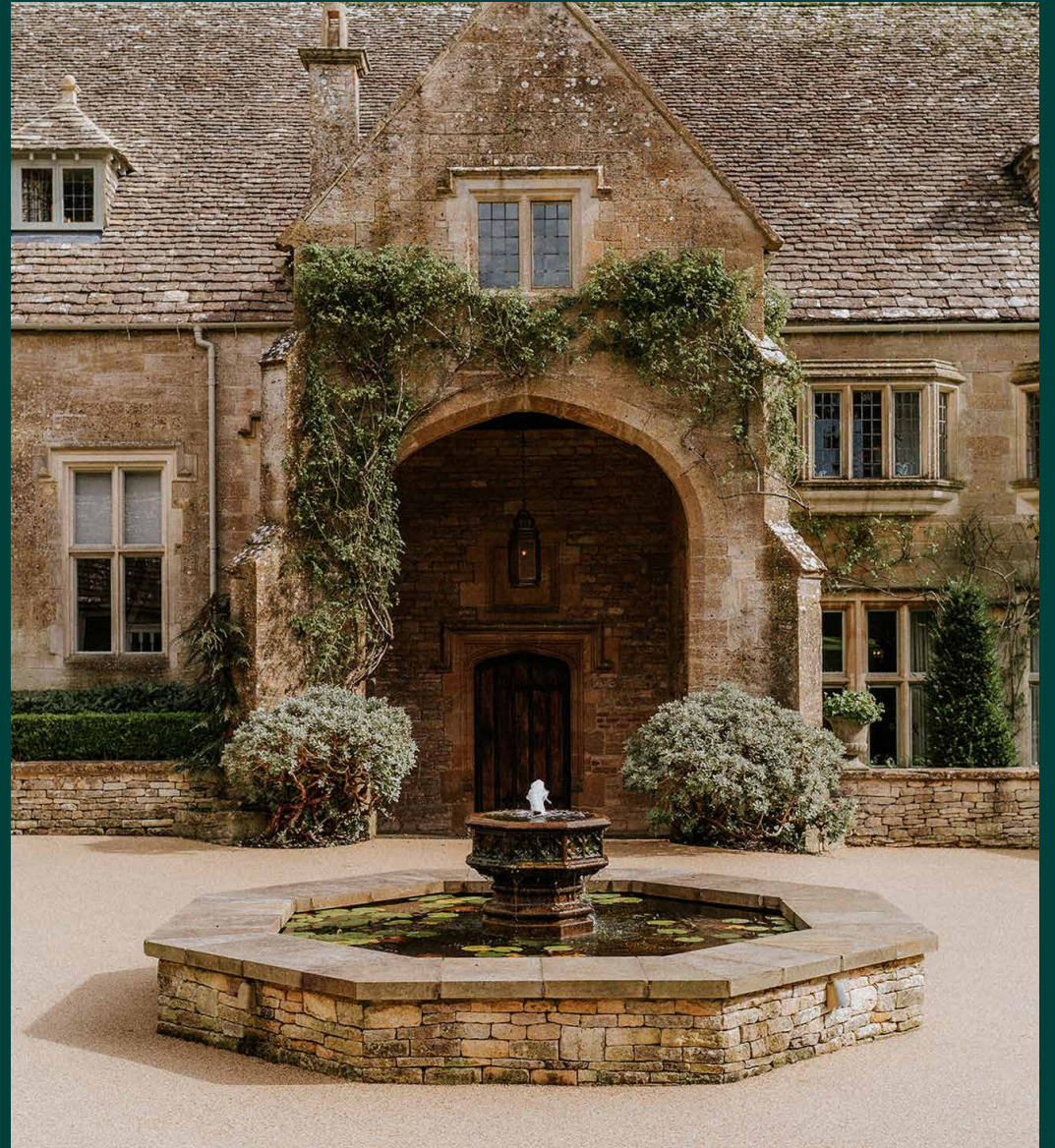
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## Watercombe Manor

THE COTSWOLDS & COUNTRY

13 Bedrooms, 9 Bathrooms  
For 22 guests

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## Rural heritage meets contemporary creativity and wellness at this imposing 13-bedroom Cotswolds manor.

Set within 2,000 acres of private parkland, this classic honey-stone home offers storybook charm.

Watercombe Manor's interiors have a penchant for the eclectic. Layers of vibrant colours, artwork and patterned fabrics celebrate maximalism across numerous social spaces and 12 individually styled bedrooms. Surrounded by gardens originally designed by Victorian landscaper Gertrude Jekyll, the estate also boasts a heated pool, wellness spa, floodlit tennis court and a wealth of entertainment offerings.





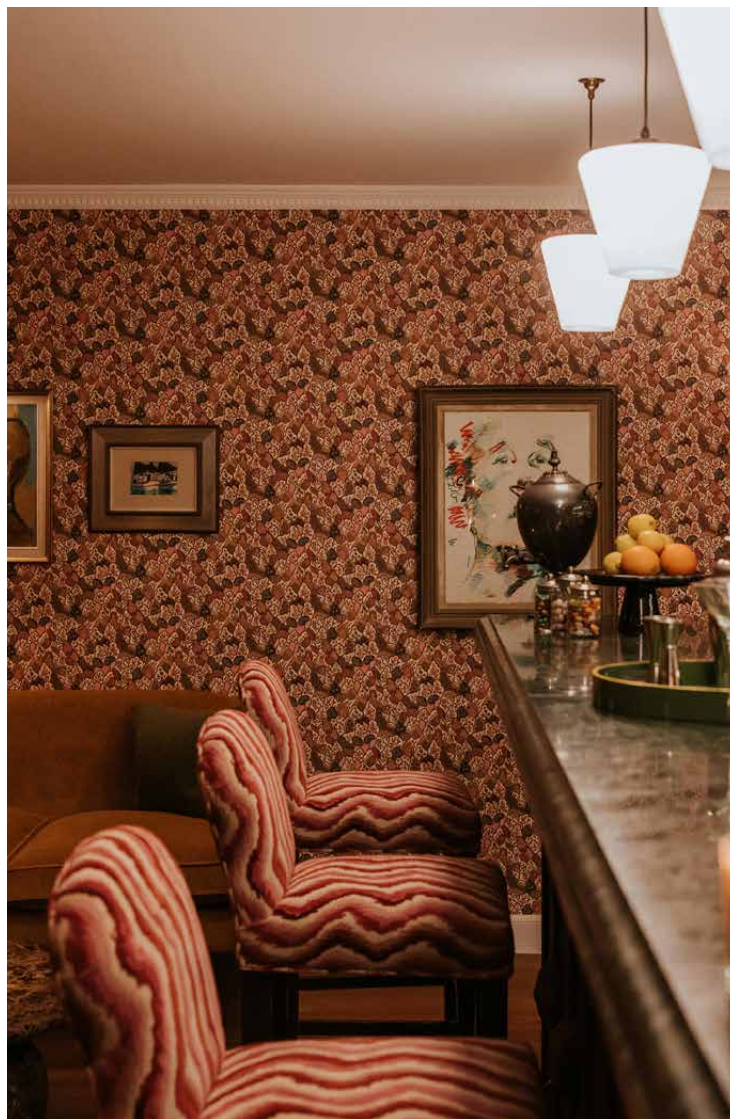
## The living spaces

From morning light to late-night indulgence, Watercombe Manor offers living spaces to suit every hour of the day. The formal drawing room strikes a balance between stately tradition and spirited comfort. Anchored by a marble fireplace framed with a classic club fender, the space unfolds with sky-blue walls and brightly coloured sofas. Deep window seats offer quiet vantage points beneath a trio of arched windows that flood the room with natural light. An important collection of 19th-century British portraits lends a sense of heritage, their presence offset by an uplifting mix of patterns and textures.



The Boat Room drawing room faces south, opening directly onto the terrace with sweeping views down the valley. Bathed in midday light, it's an ideal spot for reading and soaking up the scenery. The Powder Room is a jewel box of colour and charm, where painterly floral walls, a mustard-hued sofa and mirrored details bring elegance. The cosy Snug invites guests to sink into deep sofas by the fireplace and unwind in front of a large TV, while the Cigar Room has a club-like ambiance – a perfect grown-up retreat for quieter moments.

By night, the house reveals its most decadent corner – the Club Room, a moody, design-rich space for cocktails and late-night games. The pièce de résistance: a striking circular bar, with bottle shelves wrapped in green tiling and cleverly built into the wall. A marble counter and cushioned stools beckon guests to settle in as warm pendant lights cast an inviting glow. Next door, a lounge area comes complete with a pool table, backdropped by richly detailed wallpaper.









## Kitchen & dining

Making a dramatic first impression, the Banqueting Hall is a space defined by soaring monastic columns, wide elm floors and a commanding fireplace that anchors the room in history. Rich with atmosphere, it hints at evenings of celebration and conviviality – complete with a lavish wine cabinet. By contrast, the Breakfast Room is bright and cheerful – bathed in southern light, it comfortably seats 10 between the kitchen and bar. Pink chintz chairs and a classic English dresser bring timeless charm for morning coffees and family brunches.

The adjoining shaker-style kitchen is finished in red and white tones, with integrated appliances neatly integrated among the classic-meets-contemporary interior design. For an elevated dining experience, a private chef and attentive waiting staff are available.





## Bedrooms & bathrooms

Thirteen uniquely styled bedrooms and nine bathrooms invite guests to press pause – in beautifully considered spaces – each one affectionately named and full of character. Anne’s Room pairs charming pink chintz wallpaper with fern-green accents, while the Orange Room glows with soft apricot tones. In the Train Room, a more pared-back palette sets the stage for a matching headboard and curtains, and an indulgent, freestanding roll-top bathtub within the room itself.

The North Room is a true work of art, its draped floral headboards and hand-painted ceiling beams adorned with delicate botanical motifs. A marble-wrapped bathtub seamlessly integrated into the space is tailored for relaxation. Similarly, the Garden Room exudes tranquility with pale teal hues and richly textured fabrics, complemented by an en suite bathroom enveloped in deep bottle-green tones.

Downstairs, the Lily Room is a peaceful ground-floor retreat, ideal for staff, with a dedicated bathroom conveniently located across the corridor.





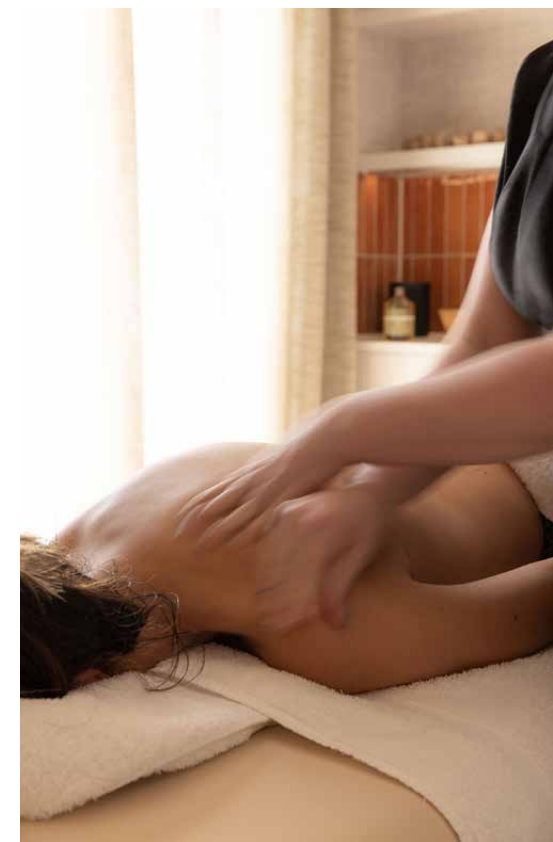




## Leisure & wellness

Set within the tranquil gardens, the spa combines serenity and thoughtful design: sun-drenched interiors, intricate tiling and an integrated sound system set the scene for holistic wellness across four dedicated areas. There's an induction room for personalised treatment planning, a quiet relaxation room for unwinding with gentle lighting, two therapy rooms for massages and facials, plus a kitchen stocked with herbal infusions, chilled spring water and light refreshments.

A wealth of countryside pursuits also await. Take aim with clay shooting and archery, or find calm with yoga sessions on the lawn. For the more adventurous, falconry experiences and hot air ballooning offer a new perspective on the rolling hills.







## Outdoor space

Watercombe Manor's grounds unfold as a private Cotswolds sanctuary, meticulously designed by the celebrated horticulturist and landscaper Gertrude Jekyll, whose pioneering approach to colour, form and planting transformed English garden design. Wander along winding arboretum paths, pause beside tranquil ponds, or discover secluded corners framed by flowering borders.

The heated 16-metre pool, set against a sweeping backdrop, invites a refreshing dip, while the adjoining thermal suite – complete with a six-person sauna, cold plunge and hot tub – offers wellness with uninterrupted views. For those seeking activity, expert coaching is available on the floodlit tennis court or on the on-site padel courts at nearby Elkstone Studios, just a 10-minute walk away, where the rural surroundings bring privacy and a profound sense of freedom.







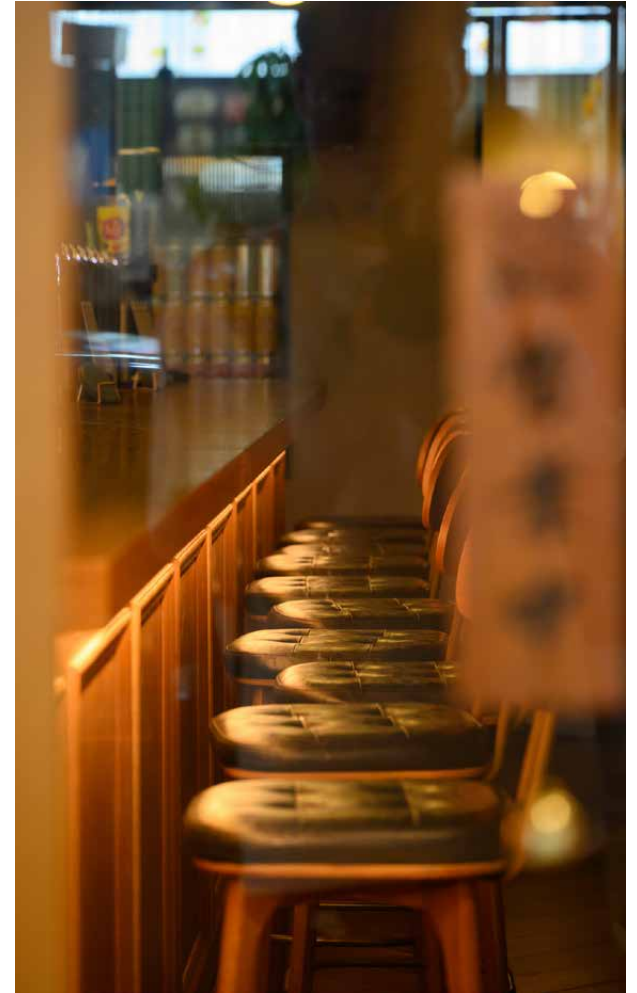


# The surroundings

Nestled high on the escarpment between Cheltenham and Cirencester, Watercombe Manor sits in a prime position within a designated Area of Outstanding Natural Beauty – while being a short drive away from some of the Cotswolds most sought-after spots.

At the heart of the village lies the 12th century St John the Evangelist Church, notable for its exquisite Norman carvings. Nearby, Elkstone Studios provides a contemporary counterpoint: a vibrant lifestyle hub within restored barns that blends artisan food, design showrooms, wellness offerings and boutique workspaces. Just a 10-minute walk from the manor house, it's the ideal spot for coffee at Knead Bakery, a session in the boutique gym or a game of padel.

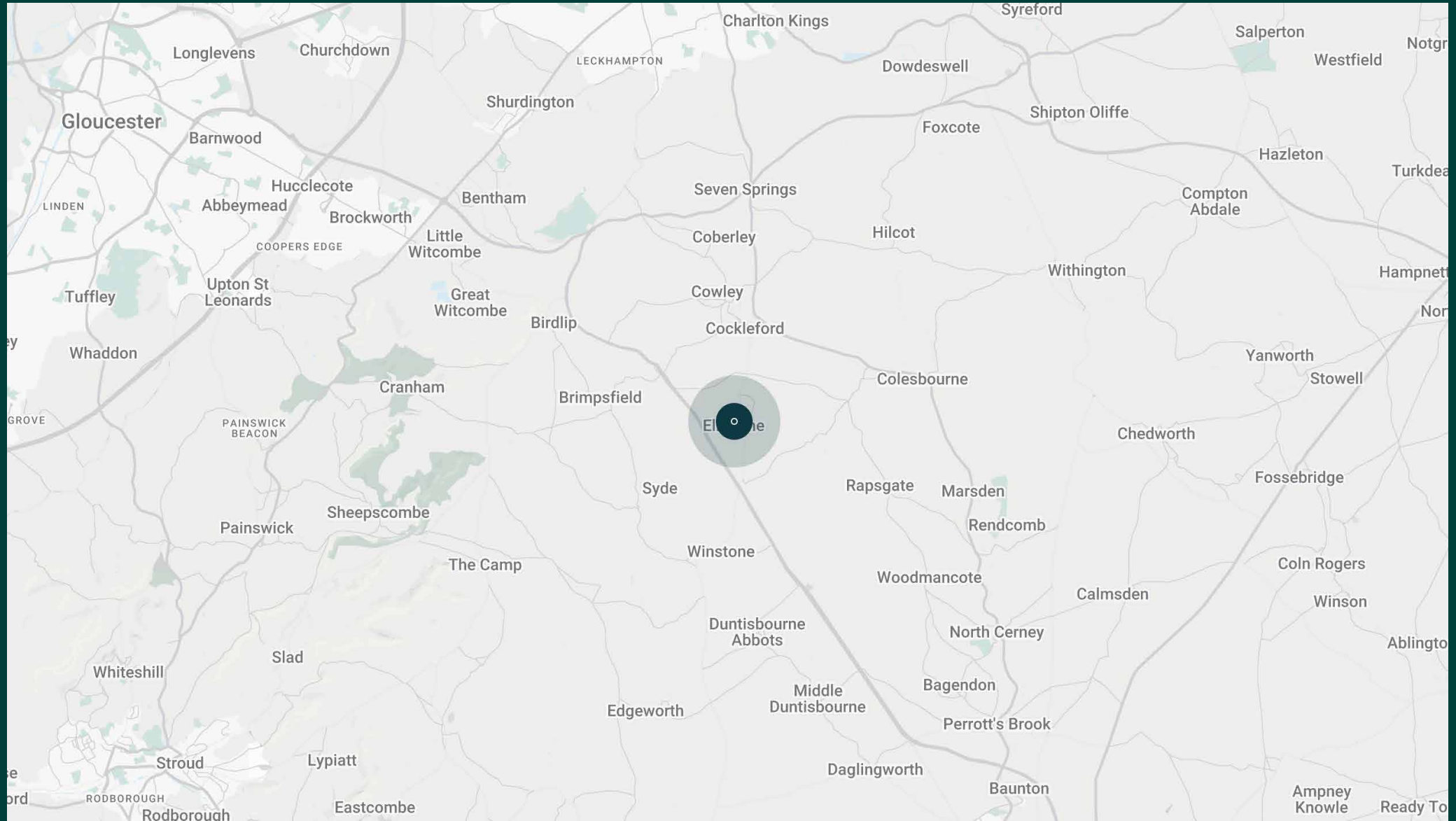
For days beyond the estate, Cheltenham is celebrated for its Regency architecture, boutique shopping and a calendar of world-class events – from horse racing to Literature and Jazz festivals. Cirencester offers Roman history at the Corinium Museum, antiques and artisan markets and an abundance of welcoming cafés. The area is surrounded by history and culture, from Chedworth Roman Villa to Sudeley Castle and the Cotswold Wildlife Park. Take a scenic drive through the charming villages before stopping off at Daylesford, for its organic farm shop, on-site restaurant and Bamford spa.



# Watercombe Manor

(DRIVING TIMES)





# Property features

- Landscape design by Gertrude Jekyll
- Six reception rooms
- Formal dining room
- Club room
- 11 bedrooms plus additional single room
- 9 bathrooms
- Outdoor heated pool
- Pool house and gym
- Plunge pool, hot tub, spa and sauna
- Pool table
- Several acres
- Full-time house manager
- Additional annex

## What's included?

Personal check-in

Two full-time housekeepers, private chef and waiting staff

Customisable amenities and activities available for guests



# 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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