



ROOMS AND OUTDOOR SPACES AT EBRINGTON MANOR, CHIPPING NORTON

Ebrington Manor is Grade 2 listed and the oldest part of the house dates back to the 13th century, with the front built in the late 16th century (late Elizabethan period). The extended front door was added on in the 17th century.

The house faces due west and has extremely large windows in the hall and bedrooms filling the house with light in the afternoons and evenings. The views from the front of the house are stunning. On the horizon you can just pick out Broadway Tower, which is 5 miles away. You cannot see any other house or building between here and there.

Inside, the house retains all the original features, with 17th century wood panelling, open fireplaces and wooden beams. The reception rooms all have large open fireplaces and the logs used in these are all from the farm. These make the rooms particularly warm and inviting in winter. The entirely new central heating system also helps with this! All the bathrooms are new too, and the new water system means that the water pressure is extremely good, with plenty of hot water! So essentially it is a lovely old, traditional manor house but with the necessary upgrades made to make it extremely comfortable. It is also full of Fortescue family history with each generation having left their mark (and a portrait!). The family still live in the house and rent it from time to time - it is still very much a family home in every way.

Here's a list of all the main rooms in the house:

LIVING & ENTERTAINMENT SPACES

- **Hall**
A stunning oak panelled hall, with double height ceiling (7 metres) with extensive decorative plasterwork (a floral wreath) on the ceiling, balustraded gallery and working open fireplace. The panelling dates back to the 17th century.
- **Drawing Room**
Original beamed ceiling, several seating areas, working open fireplace, card table, drinks room with ice machine, fridge, sink and glasswasher.
- **TV/Cinema Room**
17th century oak panelling, two sofas, armchair. Drinks cupboard with fridge. Open fireplace. Projector and large screen.
- **Dining Room**
Seats 16, or 20 guests with an extension.
- **Kitchen**
Chef's kitchen, stainless steel, fully equipped.



BEDROOMS – sleeps 16 in 8 bedrooms

Bedroom	Beds	Sleeps	Features
1. Main Spare	Super king bed, can be divided into two single beds	2	Stunning west facing views from both bedroom and bathroom, across unbroken Cotswold countryside. Ensuite with freestanding bath, large shower and double sink.
2. Panelled Room	Super king bed	2	Same lovely west facing views. The room is oak panelled (18th century) with a large fireplace. Large ensuite bathroom with both bath and shower.
3. Seymour's Room	Twin beds	2	Same west facing view, named after the current owner's great uncle who grew up in this room. Ensuite with shower.
4. School Room	Twin beds	2	Same west facing view, this was used as the family school room in the 1900's. This room has a lovely window bench and ensuite with shower.
5. Miss Sedgley's Room	Super king bed, can be divided into two single beds	2	Named after the family's governess in the 1940's - this was her room in the house. Ensuite with shower.
6. Blue Room	Super king bed	2	Same west facing views. Named after the original Blue delft tiles that were discovered when the current owners uncovered the fire place. Ensuite bathroom.
7. The CO's Room	Four poster, super king bed	2	Same west facing views. Ebrington was used as a Flak house by the American Air Force during WW2. It is where pilots came to recuperate between missions. This room was the room of the Commanding Officer. Ensuite with shower and double sink.
8. Cook's Flat	Super king bed	2	This was originally a flat where the cook for the house lived. The servant bells can still be seen at the entrance. Ensuite bathroom with shower and a separate loo.
Total		16	



GARDENS AND GROUNDS

The Manor has a stunningly beautiful, traditional Cotswold Garden, initially designed by the owner's great-grandmother. When guests aren't in residence, the garden is very occasionally open to the public, and also plays host to the Garden Club of America when their groups are in the UK. The main garden areas are:

- **Front Garden:** Flanks the entrance to the house, with ancient roses and wisteria climbing the front of the house. The borders are stunning, full of interesting and unusual plants. The garden faces due west (so gets the last of the sun) and has unbroken Cotswold views with Broadway Tower visible on the horizon (5 miles away).
- **Tortoise Garden:** Steps down from the front garden, and another beautiful west facing garden, with large borders and views to the south over Paxford and Blockley. It's a lovely, sheltered spot for an evening drink. The garden has been home to generations of tortoises, the current incumbent is 70-year-old Heather.
- **Rose Garden:** A walled garden, with numerous varieties of roses, of all shapes and sizes. It is overlooked by a beautiful open-sided summerhouse which has power, lighting and broadband, a Peloton exercise bike, weights and floor mats. This is a beautiful peaceful spot which can be used for many things - relax and read a book, a quiet work spot, yoga, work outs or alfresco dining.
- **Park:** To reach the house, guests will drive through the park and then up to the house through an avenue of walnut trees. There are swings under the walnut trees for children and then open spaces of grass, perfect for picnics, football etc. The park is fringed by apple trees - Ebrington Manor is still a working fruit farm and grows some of the most ancient varieties of English apples (Beauty of Bath, Worcester, Discovery, Cox Orange Pippins, Blenheims etc).
- **Swimming Lake and Boathouse:** There's a small spring fed lake (when last tested the spring water was bottling quality) very close to the house, with a Cotswold stone boathouse on the bank. The boathouse has a simple but fully equipped kitchen, high speed broadband and swimming towels. The area around the boathouse has a large South African inspired boma fire pit with a variety of cooking grills which guests can BBQ on and seating around this. There's also a separate gas BBQ, outdoor tables and chairs and a herb garden. The lake is lovely to swim in, the clay lining retains warmth from the sun, so the water temperature is warm throughout the summer (the owners swim in it happily from late March to early October – and sometimes all year round!).

Guests have use of a paddle board and rowing boat. There are also other inflatables and water toys. The lake is stocked with carp and rainbow trout (there's even a trout smoker to use) and there are fishing rods and tackle available for any keen anglers.

