

## BEDROOMS

<b>Check-in/out:</b>	<p>Check-in is from 3pm for all bedrooms. Check-out is at 11am. Early check-ins are not offered but we can try to prioritise 2 bedrooms to have ready first, with the aim of them being ready for 2pm (please understand this is never guaranteed however).</p>
<b>Arrival and getting ready:</b>	<p>For arriving guests, we do not offer a changing room, apart from the rest rooms. The rest rooms are roomy enough for a couple of guests to change in or freshen up but we recommend that guests arrive ready for the ceremony. Access to bedrooms will be from 3pm so most guests check in during the drinks reception or after the meal. Guests can drop their bags earlier before the ceremony for us to place in bedrooms. If you want to get dressed and ready at the Manor, you will need to book the Cottage or bedrooms for the night before, subject to availability, if you have not already booked it.</p>
<b>Extra bedrooms the night before the wedding day:</b>	<p>If the night before the wedding is a Thursday-Monday, extra manor bedrooms for night before wedding are only available to book 4 months before the wedding, subject to availability. If the night before the wedding is a Thursday, extra manor bedrooms are available, from point of contract, if you book all 15 bedrooms and a private dinner for 30 as a package. Otherwise, you are best to book the cottage if you'd like to secure rooms for the night before, at an earlier stage. At 4 months, you can also book the 4 bed cottage the night of your wedding, subject to availability. (See following pages)</p>
<b>Disabled access:</b>	<p>If required, please request that our disabled ramps are placed onto the entrance steps into the Manor. We have one room (Rollason) with disabled access on the ground floor. Within the manor house, there are no required steps for reception/meal.</p>
<b>Bedrooms in package:</b>	<p>We have 15 bedrooms in the Manor House, including the honeymoon suite. We do not accommodate extra adults within the bedrooms.</p>
<b>Beds for children:</b>	<p>We have a maximum of four extra folding beds and five travel cots for any children that are staying with parents. The folding beds are not suitable for adults. We advise older teenagers may prefer a room rather than a folding bed. A child supplement applies for folding beds – this is £30 inclusive of breakfast per child, per room, per night (2025).</p>
<b>Cots:</b>	<p>Cots are complimentary but don't include breakfast for the infant. They come with a mattress, sheet and light blanket.</p>

<b>Breakfast:</b>	<p>Buffet style cooked breakfast is included in the rates and is served within our Dining Room or an alternative function room, subject to availability. We can receive up to 40 guests if you'd like to invite extra guests - they will be charged breakfast on your final invoice. Your breakfast room will be exclusive to you but the Manor House is open to other guests from the morning after your wedding as exclusive use ends at midnight.</p>
<b>Damage costs:</b>	<p>Any damage to the bedrooms will be added to your bill. At your discretion, you may ask your guest to pay for any damage instead. If they are unwilling, the damage costs remain with you, as per your contract.</p>
<b>Bedroom allocations &amp; payments:</b>	<p>You will be required to fill in our bedroom spreadsheet to let us know which guests you'd like in each bedroom. If you'd like your guests to contribute to their room payments, this can only be done once you have allocated all bedrooms. Please email us to let us know you have completed your allocations. After this, guests can call us to pay direct with us for their bedroom. You are not required to collect the payments yourselves but we do require you notify your guests to call us. Any rooms not paid for within one month of the wedding will be placed back on your invoice and you'll be required to collect any outstanding payments yourselves from your guests.</p>
<b>Toiletries in room:</b>	<p>All rooms are supplied with body wash, shampoo, conditioner, body and hand lotion, including haircare options for afro hair.</p> <p><b>If guests take away toiletries, they will be charged the bottle prices.</b> If guests don't pay for these themselves, they will be placed on your tab so please do notify them.</p>
<b>Gifts in bedrooms:</b>	<p>If you'd like to place gifts or hangover kits in the bedrooms, we can lay these out for you. Please drop them to us by 10am, the morning of the wedding.</p>
<b>Cottage:</b>	<p><b>See following pages for specific details around Cottage bookings.</b></p>

<b>COTTAGE:</b>	<p>Available only for those who have booked it at signing of contract, as an additional extra.</p> <p>If you haven't booked the cottage at point of contract, it will have been released for general sale. You can still enquire to book it at later point, subject to availability.</p>
<b>Number of cottage beds:</b>	<p>4 super king size beds, sleeping 8. There are two main cottage bedrooms and two coachhouse rooms. The coach house rooms adjoin the main house but have their own separate entrance, should the someone want to stay there without seeing the guests in the main rooms. The two main bedrooms can be twinned but beds will stay next together, rather than separated. The two coach house bedrooms cannot be twinned. We can fit in a folding bed into the main suite (or downstairs if more than one is needed), at chargeable cost. Folding beds are not suitable for adults, for children only.</p>
<b>Cottage check in/out times:</b>	<p>As you'll have a late check out of 2pm, there is also a late check in at 5pm. We kindly ask you to have your bags packed and labeled. We will then transfer them to your Manor bedrooms whilst you are at your ceremony.</p>
<b>Cottage guests dinner night before:</b>	<p>If you'd like to organise some food for the night before your wedding, you can either book a meal in one of our restaurants (6pm only for tables larger than 6) or we can deliver grazing plates or a more hearty meal two course meal for you. There is also an Aga cooker if you want to cook your own - please let us know if you do as we'll turn the Aga on for you - it takes a day to heat up.</p>
<b>Breakfast in cottage:</b>	<p>We'll deliver continental breakfast to your door, along with hot breakfast baps. If you have also booked it for the night of your wedding, your guests will join you for breakfast in the Manor for the morning after your wedding. Breakfast for up to 8 is included in your booking price, for each night you have booked.</p>
<b>Kitchen in cottage:</b>	<p>The cottage is fully equipped for cooking - the cooker is an Aga cooker so please let us know if you'd like it turned on for your use as it does take a day to fully warm up. There is a microwave, dishwasher, two fridges and fully stocked cupboards of serving plates, cutlery, glassware etc.</p>

## **TRANSPORT:**

### **Car parking:**

Parking is complimentary. We have 14 spaces in the car park outside the Courtyard, 32 outside the Manor House, 15 on the grass verge area (total 61). The car parks outside our restaurants are reserved for restaurant guests only.

### **Reserving spaces:**

We can rope off half the car park for you on the morning of the wedding to prevent your guests parking in front of the manor house. We cannot guarantee there are no cars parked, subject to your guests or any breakdown issues from cars the night before, but will endeavour to keep it clear! If you choose to rope off part of the car park, please consider you are limiting your available car park spaces.

### **Electrical charge vehicles:**

We do have electrical charging stations.

### **Buses and coaches:**

A double decker bus or coach can fit along our entrance road, subject to number of cars parked to allow for turning space. Buses and coaches are not allowed to park on the road. They must have a dedicated parking space.

### **Umbrellas:**

We do have some umbrellas, with our logo on, for the bride and groom. We cannot provide enough for the whole party so please ask guests to provide their own for walking to and from ceremony.

### **Estate bus:**

Our electric estate bus seats 8. Please be aware that although we endeavour to escort you on the bus as required, to and from the ceremony, we only have one bus and no spare in the case of breakdown. The bus cannot leave the estate.

### **Taxis:**

Uber is available in the area and there are several nearby taxi cars. Whilst we can order taxis, we are not responsible for pick ups or any delays.

# THE HOUSE GUIDE

# 15 BEDROOMS

Devoted to your wedding guests.

## CHECK-IN FROM 3PM FOR ALL BEDROOMS

## CHECK-OUT BY 11AM

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Breakfast is included in the rates and is served within our restaurant or an alternative function room, subject to availability.

## CHILDREN WITHIN BEDROOMS

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We have a total of four extra folding beds and three travel cots for additional children within the room. Please check if your room can accommodate these. The folding beds are not suitable for extra adults in bedrooms.

Child supplement:

£30 including breakfast, per child per night (2025 pricing)

£35 including breakfast, per child per night (2026 pricing)

## COTTAGE

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Only available the night before your wedding, subject to availability. Check-in from 5pm. Up to 8 people with continental breakfast delivered to you.

Check out time is at the time of your ceremony - bags must be labelled and packed before so that we can take them over to your rooms in the Manor house for you.

**The Cottage is not included in our signature packages so book early to avoid disappointment.**

# ROBERT PEEL

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**Room Type:** Suite

**Features:** Beautiful garden views

**Bed can be twinned?** No

**Space for more?** 2 Extra folding beds,  
only suitable for children





# LORD MOWBRAY

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**Room Type:** Feature Room

**Features:** Beautiful garden views

**Bed can be twinned?** Yes

**Space for more?** 1 Extra folding bed,  
only suitable for child



# GEORGE FENTHAM

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**Room Type:** Suite

**Features:** Beautiful garden views

**Bed can be twinned?** Yes

**Space for more?** 2 Extra folding beds  
only suitable for children



# DE MOUNTFORD

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**Room Type:** Feature Room

**Features:** Free-standing bath

**Bed can be twinned?** Yes

**Space for more?** Afraid not, we're cosy



# LILLINGSTON

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**Room Type:** Feature Room

**Features:** Free-standing bath within bedroom

**Bed can be twinned?** No

**Space for more?** Afraid not, we're cosy





# HENRIETTA MARIA

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**Room Type:** Feature Room

**Features:** Free-standing bath within bedroom and a tower for your bathroom!

**Bed can be twinned?** No

**Space for more?** Afraid not, we're cosy



# SARAH IRELAND

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**Room Type:** Our Honeymoon Suite

**Features:** Garden views, circular bath,  
lots of lounging & dressing space

**Space for more?** Plenty!

But we'll keep them out for you!



# HENRY MARTIN

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**Room Type:** Feature Room

**Features:** Gallery bathroom with  
free-standing bath

**Bed can be twinned?** No

**Space for more?** Afraid not, we're cosy



# QUEEN ELEANOR

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**Room Type:** Feature Room

**Features:** Separate lounge area,  
free-standing bath

**Bed can be twinned?** No

**Space for more?** Afraid not, we're cosy





# ROBERT DUDLEY

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**Room Type:** Cosy

**Features:** Original lead arch windows

**Bed can be twinned?** Yes

**Space for more?** 1 Extra folding bed  
only suitable for child



# ARDENE

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**Room Type:** Cosy

**Features:** Original lead arch windows

**Bed can be twinned?** Yes

**Space for more?** 1 Extra folding bed,  
only suitable for child



# ROLLASON

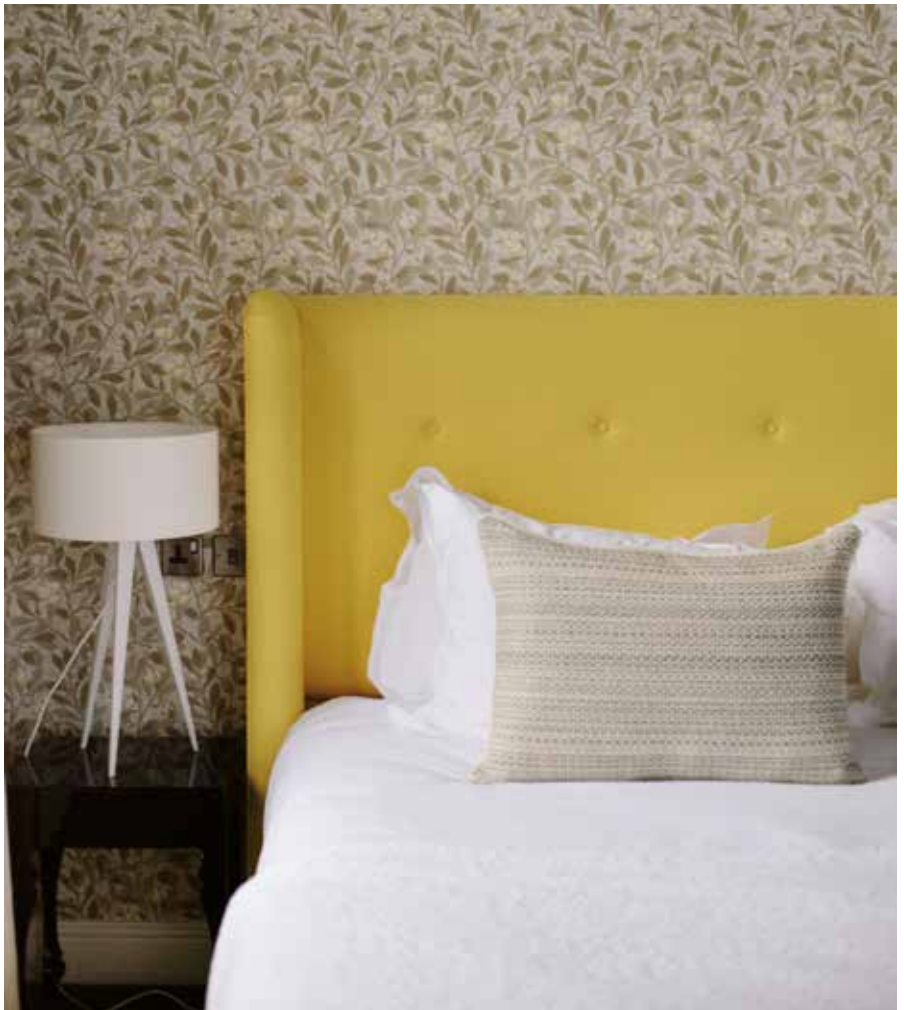
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**Room Type:** Ample

**Features:** Suitable for disabled access

**Bed can be twinned?** Yes but not separated, beds will remain touching side by side

**Space for more?** Afraid not, we're cosy





# XO

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**Room Type:** Snug

**Features:** Bright & quirky wallpaper

**Bed can be twinned?** No

**Space for more?** Afraid not, we're cosy



# PARADIS

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**Room Type:** Cosy

**Features:** Free-standing bath

**Bed can be twinned?** Yes but not separated, beds will remain touching side by side

**Space for more?** Afraid not, we're cosy



# RICHARD

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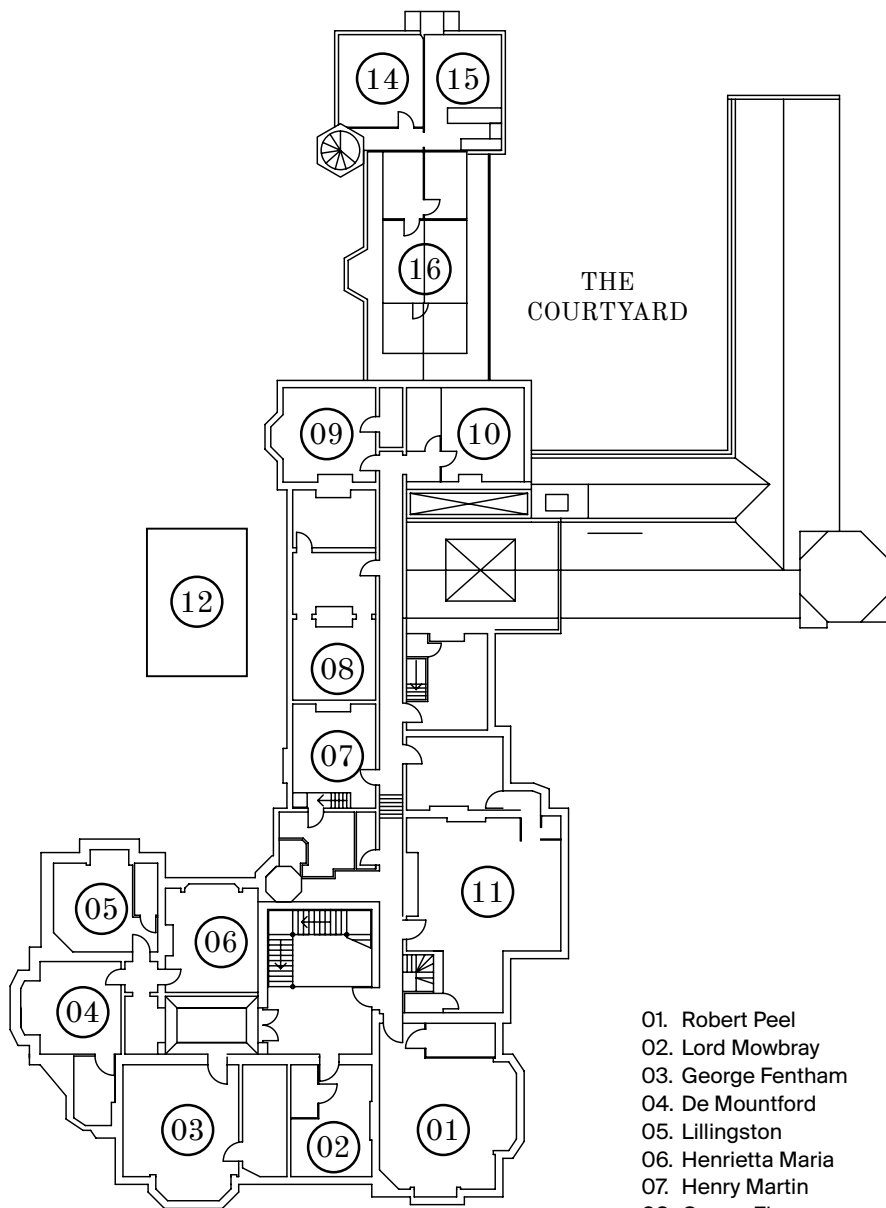
**Room Type:** Cosy

**Features:** In the eaves, with exposed beams

**Bed can be twinned?** Yes but not separated, beds will remain touching side by side

**Space for more?** 1 Extra folding bed, only suitable for child





- 01. Robert Peel
- 02. Lord Mowbray
- 03. George Fentham
- 04. De Mountford
- 05. Lillingston
- 06. Henrietta Maria
- 07. Henry Martin
- 08. Queen Eleanor
- 09. Robert Dudley
- 10. Ardene
- 11. Sarah Ireland
- 12. Rollason\*
- 14. XO
- 15. Paradis
- 16. Richards

\*Rollason is on the ground floor with disabled access.

# THE COTTAGE



# MANOR COTTAGE

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**Check in timings:** 5pm check in, 2pm checkout

We ask you to pack and label your bags

We'll move them to the Manor House for you

**Enquire for pricing - this is an additional extra from package**

**Features:**

Four bedrooms

Lounge, dining room, scullery, kitchen, sun room

Walled Garden views

Private car park

Private garden



# DINING ROOM

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**Features:**

Dining Table that seats 10

Open plan with lounge



# LOUNGE

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**Features:**

Open plan with dining area

Door onto garden

2 sofas, 2 armchairs

Woodburning fire



# SCULLERY

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**Features:**

Bar height table with stool seating

Seats 10







# KITCHEN

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**Features:**

Fully equipped for self catering, if required

Aga cooker

Microwave



# PRIVATE GARDEN & SUNROOM

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**Features:**

Sun room with sofa and 2 armchairs

Sun room has 2 sides glass doors opening to garden

Large lawn space

Teak table and benches

Garden gate leads directly into

Walled Garden



# COTTAGE MASTER SUITE

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**Features:**

Freestanding bath

Walk in shower

**Bed can be twinned?** Yes

**Space for more?** 1 Extra folding bed,  
only suitable for child







# COTTAGE FEATURE ROOM

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**Features:**

Freestanding bath

Walk in shower

**Bed can be twinned?** Yes but not separated

**Space for more?** Afraid not, we're cosy



## TWO COACH HOUSE ROOMS

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**Features:**

Shower, outdoor bath

Double doors onto bath terrace

**Bed can be twinned?** No

**Space for more?** Afraid not, we're cosy



