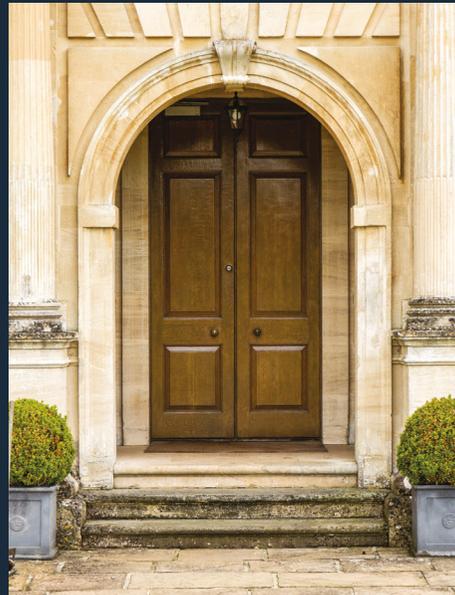




SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



FLAT 7, SHERBORNE HOUSE

Sherborne

# Flat 7, Sherborne House, GL54 3DZ

Entrance Hall • Kitchen • Dining Room • Sitting room  
2 Bedrooms • 2 Bathrooms • Communal gardens and grounds  
of circa 12 acres • Private residents parking

## A fabulous self-contained apartment in a beautiful country estate

### Location

Sherborne House is beautifully positioned in the heart of Sherborne, a quintessential village in the North Cotswolds. The village is part of the Sherborne Estate, bequeathed in part to The National Trust, and is surrounded by thousands of acres of beautiful parkland with the historic Brook flowing at the bottom of the valley. This stunning and sought-after village is home to honey stone houses, a Parish church, a thriving village shop/café, a primary school and a social club.

Nearby Bourton-On-The-Water, 4 miles away, and Northleach, 5 miles away, both provide an excellent range of local facilities including a range of boutique shops, supermarkets, primary and secondary schools, pubs and restaurants.

Burford, 6 miles away, offers various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

Daylesford Organic Farm Shop, a short drive east, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa.

A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire countryside.

Nearby Cheltenham not only offers an array of excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals and, of course, horse racing. The latter can also be enjoyed in Stratford-upon-Avon and Warwick.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools: Rendcomb College, Hatherop Castle, The Cotswold School, St Hugh's, Kitebrook, Beadesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies College to name a few.

The A40 provides excellent access to Oxford and the M40, and Cheltenham gives access to the M5. Regular and fast train services are available to London Paddington from Charlbury and Kingham stations.

The property is well located for outdoor activities, with golf at Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the exquisite Windrush valley.





## General Information

**Tenure:** Leasehold. Grade II\* Listed.  
A leasehold property on a 999 year lease which expires on 1st January 2981.

**Services charges:** The current service charge is £8,800 per annum which covers the upkeep of the gardens and grounds and other communal facilities as well as building insurance and water charges. The ground rent is £20 per annum.

**Services:** Mains water, electricity and drainage. Electric central heating.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.  
Tel: 01285 643000. Council Tax Band E.



## Description

Sherborne House, accessed via a sweeping gravel driveway, is a sensational Grade II\* Listed former country house set in beautiful gardens and grounds of circa 12 acres. The house, remodelled around 1820 and converted into luxury apartments in 1982, has been beautifully restored combining exceptional original features with contemporary living.

Flat 7 Sherborne House can be accessed via the impressive communal entrance or via its own private side entrance. Located on the ground floor, the apartment is well presented and offers an incoming purchaser much scope for modernisation. The well-proportioned accommodation flows beautifully and comprises a dual aspect sitting room, a dining room adjacent to the kitchen, two bedrooms and two bathrooms. The property benefits from communal resident parking.

Outside the landscaped gardens and grounds are a true haven of peace and tranquility.

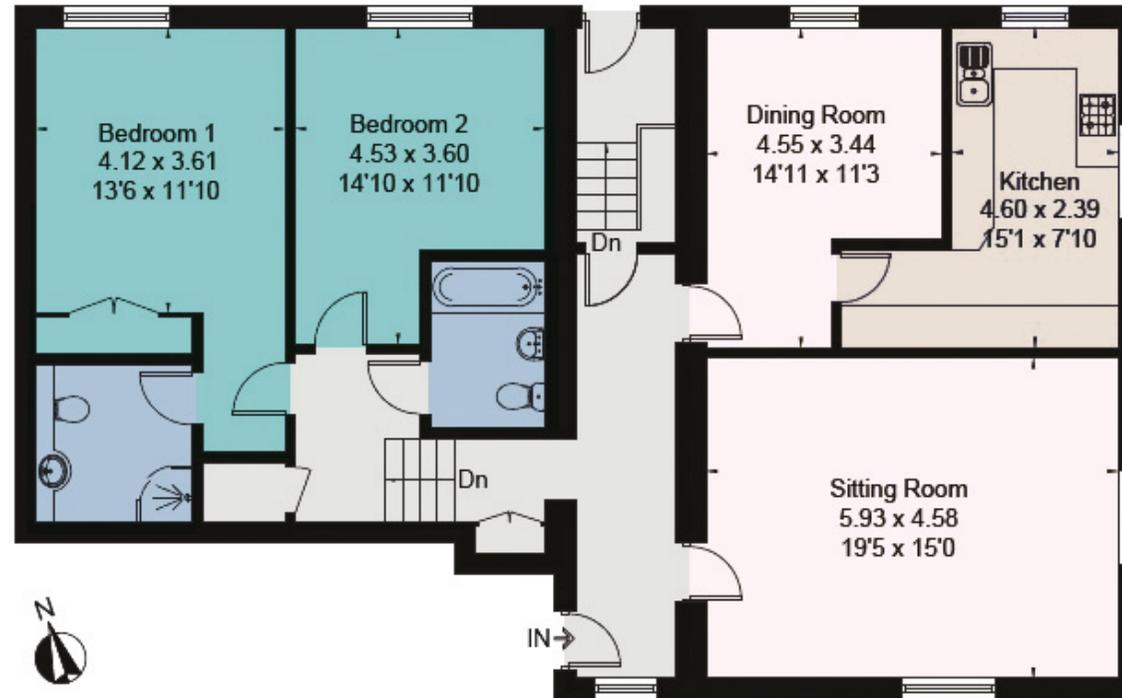
The gardens are predominantly laid to lawn, interspersed with delightful herbaceous borders, yew hedging, orchards, a cutting border in the garden for fresh flowers and a stunning rose garden. The grounds include, a beautiful orangerie, a heated swimming pool, sauna, gym and tennis court which are for the use of all residents.

*Bourton-on-the-Water 4 miles*  
*Northleach 5 miles*  
*Burford 6 miles*  
*Kingham 14 miles*  
*(direct train to London Paddington)*  
*Charlbury 16 miles*  
*(direct train to London Paddington)*  
*Cirencester 15 miles*  
*Cheltenham 17 miles*  
*Oxford 24 miles*

All distances and times are approximate



Approximate Area  
129.6 sq m/1395 sq ft



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