

COACHMAN'S HOUSE

— SHERBORNE —



COACHMAN'S HOUSE, SHERBORNE, GL54 3DW

Entrance hall · Kitchen/ Dining room · Drawing room
Sitting room · 4 Bedrooms · 2 Bathrooms · Landscaped garden
Terrace · Outbuildings · Private parking

A stunning Georgian house in the heart of The Cotswolds

Location

Coachman's 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, Beaudesert Park,

Westonbirt, Cheltenham College and Cheltenham Ladies College to name a few.

The A40 provides excellent access to Oxford and the M40, and Cheltenham where it 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.

Description

Coachman's House is a superb Grade II Listed home in a fabulous village. Also known as 7 Sherborne Stables, it forms a major part of the conversion of the original Stables for Sherborne House. The stable block, believed to have been built in the 1760s by racehorse owner James Dutton, was converted into 10 dwellings in 1987 by the highly regarded Cotswold architect Peter Yiangou.

Coachman's House is accessed via a beautiful communal courtyard with feature fountain and landscaped herbaceous borders. The house has been thoughtfully designed and renovated to a high standard with great emphasis on creating bright and light living spaces with generous proportions alongside cosy corners. There is also substantial storage space.

The bespoke kitchen/dining room is a fabulous room in which to entertain family and friends, host dinner parties and have informal gatherings. French doors lead to the terrace and garden allowing for indoor/outdoor living in the warmer months. The kitchen is well equipped with all the necessary modern appliances and there is plenty of storage and work top space.

The adjoining drawing room is an impressive room with a stunning fireplace and large windows with lovely garden views. The sitting room at the other end of the hall, with dual aspect windows, is ideal for quiet relaxing afternoons with a good book and cosy evenings in.

The first floor comprises the master suite with bedroom, dressing room and en suite bathroom. There are three further bedrooms and a family bathroom along the landing. All the rooms have been superbly laid out to provide ample discreet storage, plenty of natural light and a wonderful welcoming feel to them.

There there is also a very large attic - not shown on the accompanying floor plan.

The garden to the rear is predominantly laid to lawn, interspersed with colourful herbaceous borders. The terrace is ideal for al fresco dining and summer entertaining. There are various stone stores which come in handy for all the garden tools.

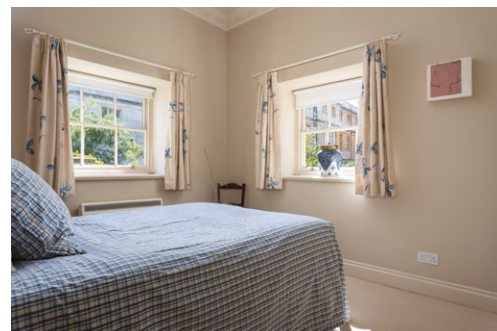
There is ample private residence parking.



*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*







General Information

Tenure: Leasehold. Grade II Listed. A leasehold property on a 999 year lease starting in 1987. The freehold is owned by the owners of the 10 houses in The Stables through a Residents Association Company whereby each owns a share in the company which owns the freehold to The Stables and related grounds.

Ground rent: £20. **Service charge:** £5,070.

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

Viewing: Strictly by appointment through Sharvell Property Ltd.

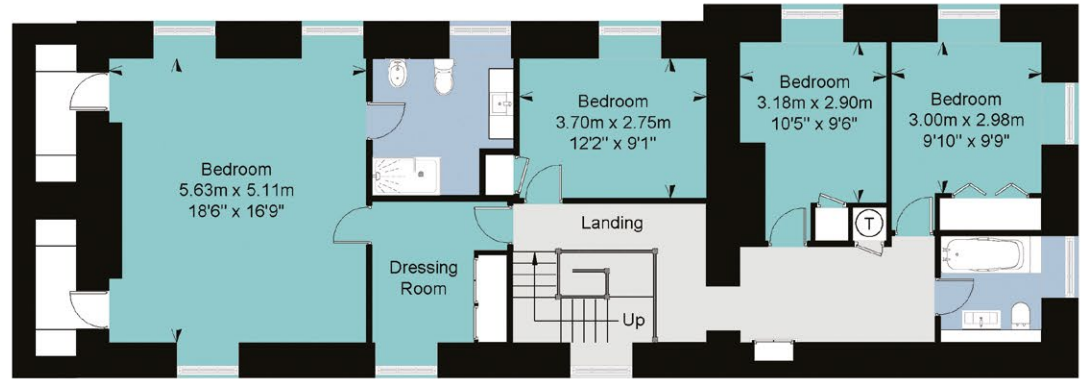
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

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

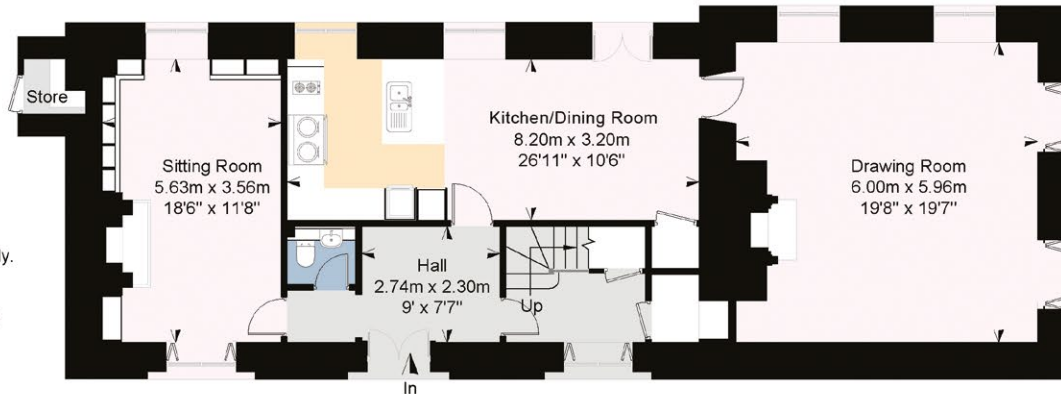


7 Sherborne Stables, Sherborne, Gloucestershire

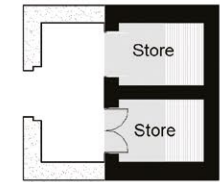
	Approximate IPMS2 Floor Area
House	222 sq metres / 2389 sq feet
Store	4 sq metres / 43 sq feet
Total	226 sq metres / 2432 sq feet



First Floor



Ground Floor



Simply Plans Ltd © 2023
07890 327 241
Job No SP3135

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.

IPMS = International Property Measurement Standard
Outbuildings
Not Shown In Actual Location Or Orientation

SHARVELL PROPERTY
— THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

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