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HARDEN

Flat at Sherborne House, Sherborne, GL54 3DZ

£465,000



A top floor, two double bedroom apartment in the exquisite Sherborne House offering most comfortable accommodation, spectacular views, on-site swimming pool with gym area, orangery for residents use and beautifully maintained gardens and grounds.

Built as it is seen today in 1829 to 1834 for John Dutton, Second Baron Sherborne, the house, which reproduces the style of the original 17th century building, has a square plan with a central courtyard and an imposing three-storey facade. The house was converted into flats in 1981, and the estate bequeathed to the National Trust in 1982. The adjoining Church of St. Mary Magdalene, has origins in the late 13th Century and was partly rebuilt in the 19th Century.

The gardens, pleasure ground and extensive parkland, begun in the 17th century but much altered since, are listed as Grade II on the Register of Parks and Gardens.

EPC Rating: D

Council Tax Band: E

Tenure: We understand the property to be Leasehold. We believe the length of the lease is 999 years, starting in 1980. The maintenance charge is £1,776.29 per quarter. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.



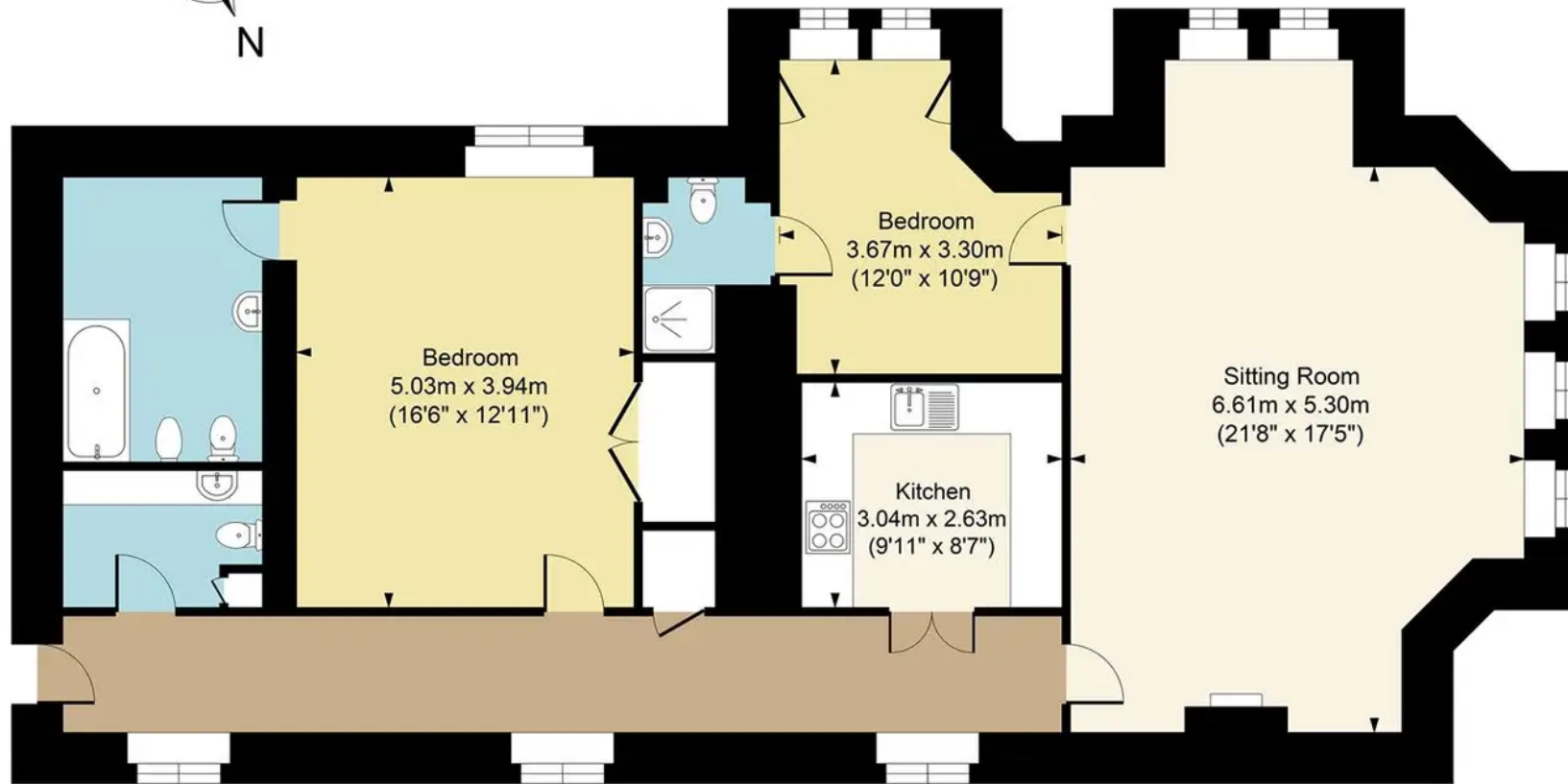




The village of Sherborne sits in an enviable location perched high above the Windrush Valley overlooking the brook, its weir and the surrounding fields. With much of the village occupied by the prestigious Sherborne House and its former Stable Block, as well as a multitude of what were originally workers cottages for the now Natural Trust Sherborne Estate, all in weathered Cotswold stone, the village offers a beautiful rural idyll, yet situated conveniently for the A40 Cheltenham to Oxford road.

From the A429 Fosse Way travelling south, turn left shortly after Bourton on the Water as signposted to Clapton and Sherborne. If approaching from the south, this will be a right turn halfway down the hill shortly before reaching Bourton on the Water. Proceed until entering the village of Sherborne, and take the left hand turning, again signposted for Sherborne. The entrance to Sherborne House will be on the right-hand side

**27 Sherborne House Sherborne GL54 3DZ**  
Main House Approx. Gross Internal Area:- 113.76 sq.m. 1224 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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