

9-10 SHERBORNE

— SHERBORNE —



9-10 SHERBORNE, SHERBORNE, GL54 3DU

Kitchen/ Dining/ Family room • Drawing room • Sitting room

Games room • Study • Utility • 5 Bedrooms • 3 Bathrooms •

Landscaped garden • Terrace • Outbuilding • Garage • Private parking

A stunning Cotswold stone house in the heart of the village

Description

9-10 Sherborne is a superb Grade II Listed Cotswold home in a fabulous village. Formerly two separate cottages, the house has been elegantly renovated and extended combining the cottages to create a fabulous Cotswold home which seamlessly blends stunning original features with contemporary design. The house is very versatile and adapts superbly to both warm summer and cosy winter living.

The bespoke kitchen/dining/family room is clearly the heart of the house and a beautiful room in which to entertain family and friends, host dinner parties and have

informal gatherings. Sliding glazed 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, including an electric Aga, and there is plenty of storage and work top space. The larder is the cook enthusiast's dream!

The house has both a wonderful open plan living space which works superbly alongside cosy rooms. The sitting and drawing rooms are ideal for family movie nights and quiet afternoons with a good book after a long country walk exploring the Cotswold countryside. The wood burner

in the drawing room adds extra warmth in the colder months. There is also a games room on the ground floor and the study, with open fireplace, is perfect for working from home. The utility room keeps the piles of washing out of sight and is helpful for drying all the family's clothes.

The first floor accessed by two separate staircases, comprises the master bedroom. The room is bright and light with large velux windows overlooking the garden. There is also a dressing area and an en suite bathroom. There are four further bedrooms on this floor and two bathrooms, all with views to the front or rear gardens.

The landscaped garden is a true haven of peace and tranquility, predominantly laid to lawn and interspersed with colourful herbaceous borders and a variety of fruit and specimen trees. The terrace is ideal for al fresco dining and summer entertaining and the garden rill sets the tone for a quaint and peaceful setting. There is a stone store and a shed which come in handy for all the garden tools, a Gabriel Ash greenhouse and a garage which currently provides further storage.

There is private driveway parking to the front of the house alongside the garage.

Location

9-10 Sherborne 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, 4 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, 8 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 such as The Cotswold School, Marling and Pate's, as well as a wide range of impressive private schools: Rendcomb College, Hatherop Castle, 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 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 starting directly outside the property and throughout the exquisite Windrush valley.



*Bourton-on-the-Water 4 miles
Northleach 4 miles
Burford 8 miles
Kingham 13 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: Freehold. Grade II Listed.

NB: The neighbouring property has a right of way across the very first section of the driveway.

Services: Mains water, electricity and drainage. Oil 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. EPC rating D.

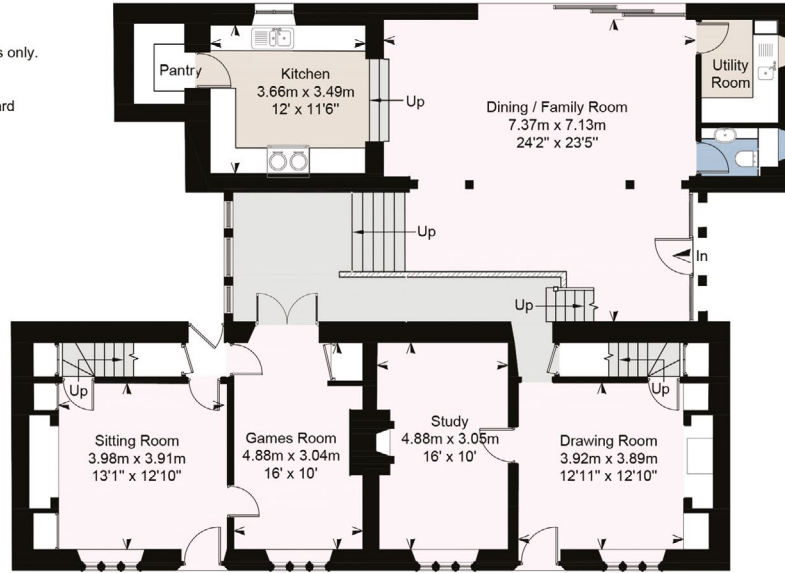


9 - 10 Sherborne, Gloucestershire

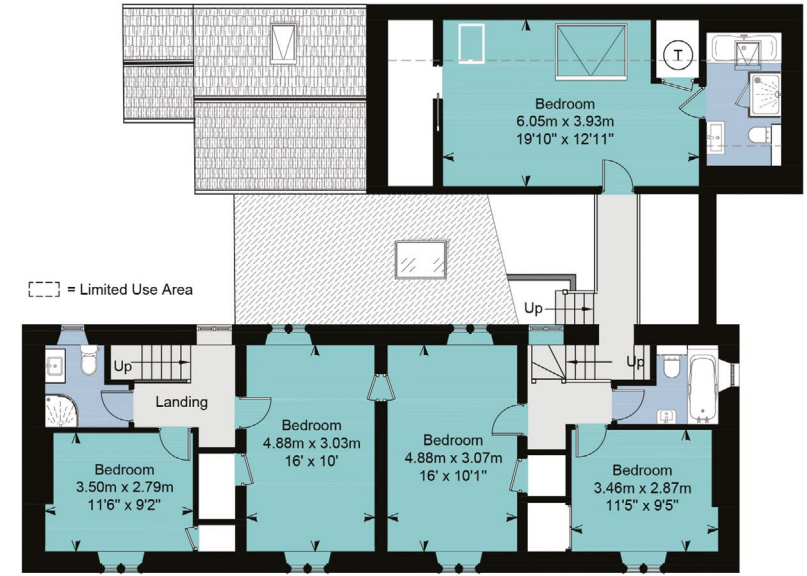
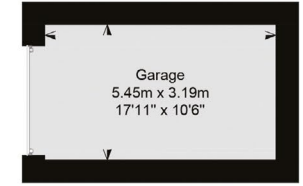
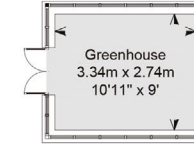
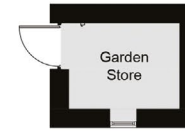
Approximate IPMS2 Floor Area	
House	289 sq metres / 3111 sq feet
Garage	18 sq metres / 193 sq feet
Greenhouse	9 sq metres / 97 sq feet
Garden Store	5 sq metres / 54 sq feet
Total	321 sq metres / 3455 sq feet
(Includes Limited Use Area	9 sq metres / 97 sq feet)

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 07890 327 241
 Job No SP3552
 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



Ground Floor



First Floor

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