



# BROOK HOUSE

SHERBORNE ♦ GLOUCESTERSHIRE





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Burford 7 miles, Northleach 6 miles, Oxford 25 miles and Cheltenham 16 miles  
(all mileages approximate)

A charming period property with extensive accommodation,  
separate Coach House and wonderful gardens, situated  
in the heart of this popular village.

## BROOK HOUSE

Attractive Family Home • Drawing Room with Open Fireplace  
Kitchen/Breakfast Room • Dining Room with Fireplace • Snug with Fireplace  
Cloakroom • Sitting Room • Laundry/Utility Room

Five Double Bedrooms • Two Bathrooms • Extensive Roof Storage Space

## OUTSIDE

Spacious Coach House • Access to Rear Courtyard  
Larger than Average Garage • Garden Machinery Store • Roof Storage Space

Mature and Extensive Private Gardens • Ample Gravelled Parking



## DESCRIPTION

Brook House is a stunning period property, situated in this immensely popular village, overlooking the Windrush valley to the rear, and the parkland of Sherborne Estate to the front all set in a Conservation Area. Approached via a pair of wrought iron gates and gravel driveway, this substantial home has been under its current ownership for 40 years.

The accommodation, which is arranged over two floors, and which dates from different eras, is both extensive and spacious. The front door opens into a large hallway with a sash window to the front and staircase. To the right is a comfortable snug with open fireplace and views to the front, while to the left is the well proportioned drawing room, offering large fireplace, high ceilings, French doors to the garden and sash windows to the front.

As well as offering access to the courtyard, a rear hallway leads to a large cloakroom area and dining room beyond. The dining room is bright and spacious, with a fireplace and sash windows overlooking the front. While a second staircase leads to the first floor. The kitchen breakfast room is situated to the rear of the dining room and has a large larder and access to the courtyard. A versatile room beyond the dining room is used as a sitting room.



The first floor, accessed via two staircases, offers five double bedrooms, all of which are light and airy, and all with built-in wardrobes. The bedrooms are served by two family bathrooms.

To the rear of the house is a substantial Coach House. Representing a variety of opportunities for future use, which may be subject to planning permission. The ground floor currently comprises a central area with staircase to the first floor, and to the right hand side, garaging with an electric up and over door to the side lane. The spacious room on the left, currently a garden store, has steps leading down to two further rooms beyond. The first floor comprises two large rooms served by a bathroom. There are night storage heaters throughout, an immersion tank and plumbing which is currently disconnected.

A courtyard area with double gates onto the side lane sits between the main building and the Coach House, where there is also a very useful building housing a utility room with sink and cloakroom, also a boiler room, oil storage tank and water softener unit.







The main gardens are both extensive and stunning heading in a predominantly westerly direction from the main house and bordered by Cotswold stone walls. They are split into a variety of areas, and comprise amongst other things; lawns, box hedging, mature shrubs and trees, pleached limes, lavender beds, gazebo, and a wild garden area.

The front gardens are bordered by mature hedges and Cotswold stone walls. Mature trees and shrubs surround a pretty lawn and Rosemary and Lavender beds adorn a stone terrace. There is parking for several cars.

## SITUATION

Brook House is situated in the charming National Trust village of Sherborne, approximately 7 miles from Burford. There is an award winning village shop and tea rooms and a Church of England Primary School. The local towns of Northleach and Burford provide further everyday shopping facilities, excellent eateries, public houses, antique shops, primary and secondary

schools. The larger centres of Cheltenham, Cirencester and Oxford provide a wide range of shopping and entertainment facilities.

## AMENITIES

Golf at Burford, Witney, Cirencester and Naunton Downs. Racing at Cheltenham and Stratford. Water Sports at the Cotswold Water Park.

There are plenty of schools in the area, both private and state, including Rendcomb College, St Edward's School, Hatherop Castle, Farmor's Secondary School, The Cotswold School and Burford Secondary School.

## SERVICES

Mains water. Mains electricity and drainage. Oil Fired central heating. Brook House and The Coach House are metered separately for water and electricity. Telephone (subject to BT regulations) Broadband available in Sherborne. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required). Gigaclear Super Fast Broadband is currently being introduced to the village.

## FIXTURES AND FITTINGS

Only those items mentioned in these particulars are included in the sale. All other fixtures and fittings including curtains, garden ornaments and statues are excluded. Some may be available by separate negotiation if required.

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire, GL7 1PX, Tel: 01285 643643.

## POSTCODE

GL54 3DR

## COUNCIL TAX

Band G

## VIEWING

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E angus@butlersherborn.co.uk



## DIRECTIONS

From Burford take the A40 towards Cheltenham. After about 6 miles, turn right at the second turning for Sherborne (signed Sherborne 1¼ miles, Clapton 3 miles). Proceed down the hill to the village and take the first turning right. Brook House will be found on your left hand side, behind wrought iron gates and a laurel hedge immediately before the no through lane.

## CONTACT INFORMATION

### Butler Sherborn Burford office:

2 Lower High Street, Burford, Oxfordshire OX18 4RR, T 01993 822325  
E angus@butlersherborn.co.uk  
www.butlersherborn.co.uk



Coach House Ground Floor

(Not Shown In Actual Location / Orientation)

Coach House First Floor

Approximate Gross Internal Area = 298.6 sq m / 3214 sq ft  
Outbuilding = 139.9 sq m / 1506 sq ft  
Total = 438.5 sq m / 4720 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 186604

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

## DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: May 2017. Particulars written: July 2017.

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	70
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	17
Not energy efficient - higher running costs	





Butler   
Sherborn