

established 200 years

Taylor & Fletcher



APARTMENT 8 SHERBORNE HOUSE

Sherborne, Cheltenham

Kingham station 15 miles, Bourton-on-the-Water 5 miles, Burford 8 miles, Stow on the wold 8 miles, Cheltenham 17 miles, Cirencester 15 miles

**Apartment 8 Sherborne House
Sherborne
Cheltenham
Gloucestershire
GL54 3DZ**

**AN ATTRACTIVE GROUND FLOOR APARTMENT
SET WITHIN A GRADE II* LISTED COUNTRY
MANSION, WITH SUPERB FACILITIES AND
COMMUNAL GROUNDS**

- Period Duplex Apartment
- Entrance Lobby
- Open plan Living Room and Kitchen
- En Suite Master Bedroom
- Second Bedroom, Bathroom
- Fine Setting
- Private Parking
- Use of Pool and Tennis Court
- Communal Gardens & Grounds

Guide price £300,000

VIEWING Strictly by prior appointment
through

Taylor & Fletcher

Tel: 01451 820913

LOCATION

Sherborne is a fine Cotswolds former estate village still largely owned and managed by the National Trust and dominated by the former Sherborne estate and Sherborne House. The village has been the setting for BBC's Springwatch and Autumnwatch over the past few years. There is a thriving community centred around the village shop, primary school, village hall and church. Sherborne occupies a superb position in the heart of the Cotswolds, between the nearby towns of Northleach, Burford and the larger village of Bourton-on-the-Water, all of which provide an extensive range of good local shops and services. The major commercial centres of Cheltenham, Oxford and Cirencester are easily accessible via the nearby A40 and A429 Fosse Way and there are mainline rail services at

Charlbury, Kingham and Cheltenham.

DESCRIPTION

The property comprises a ground and lower ground floor Duplex Apartment overlooking the pretty central Courtyard of Sherborne House. The Apartment, which comprises part of the former kitchens, is arranged over two floors with an impressive open plan Living Room with a substantial painted stone open fireplace fitted with a wood burning stove and with timber floors and with a fully fitted Kitchen. There is also a ground floor Bathroom and stairs rise to the First Floor with a Master Bedroom with Ensuite Shower Room and a further second Bedroom. The property occupies a peaceful position in the heart of Sherborne House and benefits from all the communal



facilities and environment that this affords.



Approach

From the impressive Front Hall communal door and Hall with interconnecting door through the inner courtyard to the rear stair well with the solid timber door to Apartment 8 and in turn leading to:

Entrance Lobby

With mullioned window to rear elevation, entry phone and alarm panel and electricity fuse box, Dimplex heater and painted timber door to:

Bathroom

With stone tiled floor and matching suite of "P" shaped bath with mixer tap, chrome fittings and separate wall mounted Bristan shower, low-level w.c., pedestal wash hand basin, chrome heated towel rail, recessed ceiling spot lighting, part tiled walls, shaver point and mirror with built-in lighting, sliding door to:

Utility Cupboard

With space and plumbing for washing machine and built-in shelving and foam lagged hot water cylinder. From the Hall painted timber door to:

Living Room

With impressive open fireplace with decorative painted stone arch and fitted with a Villager wood burning stove with raised stone plinth and stone hearth, timber floor and:

Kitchen Area

Comprising fitted kitchen with worktop with stainless steel sink unit with mixer tap, four ring Neff induction hob with

brushed stainless steel extractor over, tiled splash back, comprehensive range of below work surface cupboards and drawers incorporating a built-in refrigerator and freezer and built-in dishwasher, a range of eye level cupboards. Coved ceiling, seating and dining areas with wide mullioned window with raised painted stone sill with secondary glazing looking through to the Inner Courtyard, recessed ceiling spot lighting and continuation of the timber floor. From the Living Room stairs with painted timber hand rail rise to the:

First Floor Landing

With coved ceilings and opaque glazed painted timber door through to the:



Master Bedroom

With mullioned casement window through to the Inner Courtyard, Dimplex night storage heater, extensive built-in wardrobes with mirrored sliding doors and bi-fold door to:

Ensuite Shower Room

With wall mounted shower, low-level w.c. (Saniflow), wall mounted wash hand basin with tiled splash back, From the Landing opaque glazed painted timber door to:

Bedroom 2

With coved ceiling and mullioned window with secondary glazing looking out to the rear Courtyard and rear of Sherborne House.

Outside

Apartment 8 comprises a ground floor duplex apartment set within this historic building overlooking the inner

courtyard. Sherborne House has beautiful and well maintained communal gardens and grounds extending to approximately 12 acres enjoying a fantastic setting and outlook across the Sherborne Estate which is now in the ownership of the National Trust.

The building was converted to apartments in 1981 and comes with a wide range of communal facilities including use of the landscaped gardens, an orangery, barbecue, picnic area, an indoor swimming pool, sauna, gym and tennis court. There is also ample private parking.



COUNCIL TAX

Council Tax Band D. Payment for the year 2021 / 2022 : £1,829.02

SERVICES

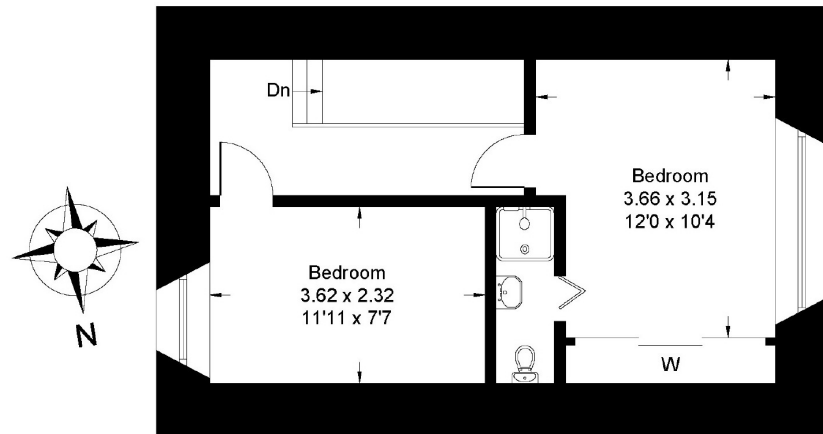
Mains Gas, Electricity, Water and Drainage are connected.

LOCAL AUTHORITY

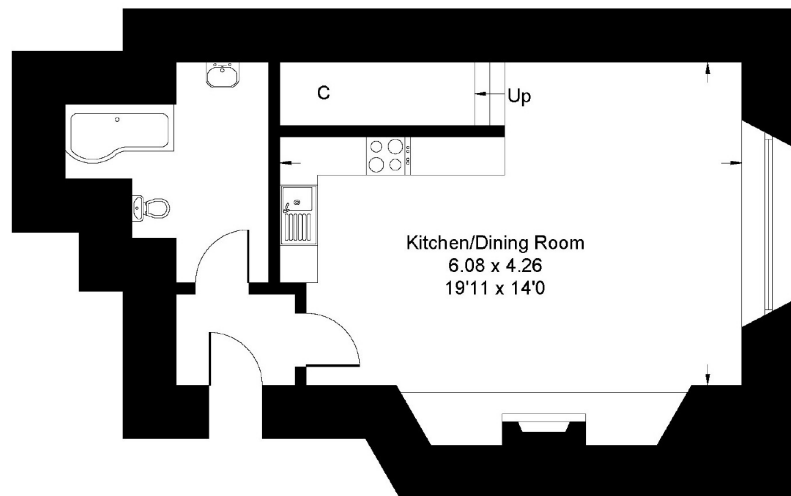
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk

DIRECTIONS

From the Bourton office of Tayler & Fletcher, head out to the A429 and follow the road towards Northleach/Cirencester, turning towards Oxford on the A40. Continue along the A40, turning left at the turning signposted Sherborne 1¼ miles. Follow the lane and turn right at the triangle into Sherborne. Continue along the lane and the entrance to Sherborne House will be found on the right hand side. Proceed to the parking area and walk up to the main house front door. There is an entryphone system.



First Floor



Ground Floor

Approximate Gross Internal Area = 67.97 sq m / 732 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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