



5 SHERBORNE HOUSE

SHERBORNE

GLOUCESTERSHIRE

5 Sherborne House

Sherborne, Gloucestershire

Northleach 4 miles, Burford 7 miles, Cirencester 15 miles, Cheltenham 17 miles, Charlbury Station 15.5 miles (London, Paddington 70 minutes), Oxford Parkway Station 24 miles (London Marylebone 55 minutes) (all times & distances approximate)

A charming ground floor duplex apartment in an idyllic Grade II* Listed country house, surrounded by 4000 acres of National Trust land.

- Shared reception halls
- Hall
- Sitting/Dining Room
- Kitchen
- Bathroom
- Galleried Double Bedroom
- Dressing Room/Study/Bedroom
- Night Cloakroom
- Allocated and visitor parking
- 12 acres of communal gardens and grounds, including tennis court, indoor swimming pool, gym, sauna, orangery and BBQ area
- Full time caretaker

DESCRIPTION

Sherborne House is an impressive country mansion at the heart of a charming National Trust village. The original house dated from 1520, twice hosting Queen Elizabeth I on her progresses. The subject of major renovations in 1650 and 1830-40, this magnificent building was converted to apartments in 1981. With extensive grounds and excellent communal facilities, they provide an ideal country retreat in a beautiful and easily accessed Cotswold location. No 5 has been thoughtfully created out of one of the high ceilinged ground floor rooms



that overlooks the central Italianate courtyard and makes a perfect country pied à terre.

ACCOMMODATION

Ground Floor

A substantial front door and stately shared hallway lead to the apartments, with No 5 conveniently situated close to an alternative entrance that leads to the rear courtyard and the allocated parking. The private entrance door opens to a hallway, with access to the bathroom and a door leading to the galleried reception room. This has parquet flooring, a fireplace housing an electric coal-effect stove, ample space for a dining table and a soaring mullioned window that floods the room with light. The adjacent kitchen is fitted with a modern range of white units with an electric oven, induction hob with extractor over, slimline dishwasher and a freestanding fridge freezer.



First Floor

Stairs lead to a delightful galleried double bedroom, which overlooks the dining area below and the courtyard beyond. A large cupboard houses laundry appliances and there is a night cloakroom as well as a charming room that would serve as a dressing room, study or single bedroom.

OUTSIDE

Adjacent to a fifteenth-century parish church, the house is approached by a long drive. The impeccably maintained gardens and grounds comprise sweeping lawns, mature trees, herbaceous borders, yew hedging, a rose garden and orchards. Communal facilities include an orangery with a lovely seating area, heated swimming pool with gym and sauna, a tennis court and a barbecue area. Allocated parking for one vehicle is to the rear of the property, with generous visitor parking adjacent to the front drive.

SITUATION & AMENITIES

Sherborne lies in the Cotswold Area of Outstanding Natural Beauty, between Burford and Northleach. The village and surrounding land are predominantly owned by the National Trust and include a Parish Church, village shop/cafe, primary school and social club, with extensive walking trails within the NT Sherborne Park Estate. Day to day shopping, Post Offices and banks are available in nearby Northleach and Burford whilst Cirencester, Cheltenham and Oxford provide more extensive retail, leisure and cultural facilities.

There is easy access to London, Oxford and Cheltenham on the A40. Regular train services for London leave from nearby Charlbury and Oxford Parkway.

Recreational activities in the area include miles of walking trails, superb cycling and fishing. Golf at Burford, Cirencester and Naunton Downs. Racing at Cheltenham and Stratford. Polo at Cirencester Park. Water Sports at the Cotswold Water Park.

TENURE

Leasehold, with approximately 960 years remaining.

SERVICES

Mains water, drainage, and electricity. Electric central heating. Broadband. (Gigaclear is available in the building) No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

The Management Company take care of the day to day maintenance of the communal grounds and are available to



oversee any unoccupied properties. There is a monthly charge for this service, which is available from the selling agents.

FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars, the curtains and the light fittings are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

LOCAL AUTHORITY

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

COUNCIL TAX

Band B



VIEWINGS

Please telephone Butler Sherborn, Burford Office T 01993 825733 or The London Office T 0207 839 0888.
E katy@butlersherborn.co.uk

DIRECTIONS (POSTCODE GL54 3DZ)

From Burford take the A40 towards Cheltenham. After about 6 miles, turn right at the second turning for Sherborne (signed Sherborne and Clapton). Proceed down the hill and take the first turning right to the village. Proceed through the village and the entrance to Sherborne House is on your right. Proceed along the driveway to Sherborne House, where visit parking will be found on the right hand side.

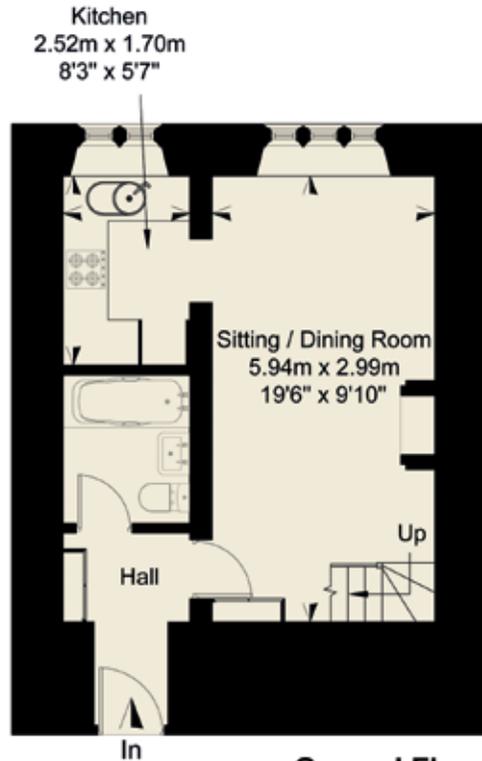


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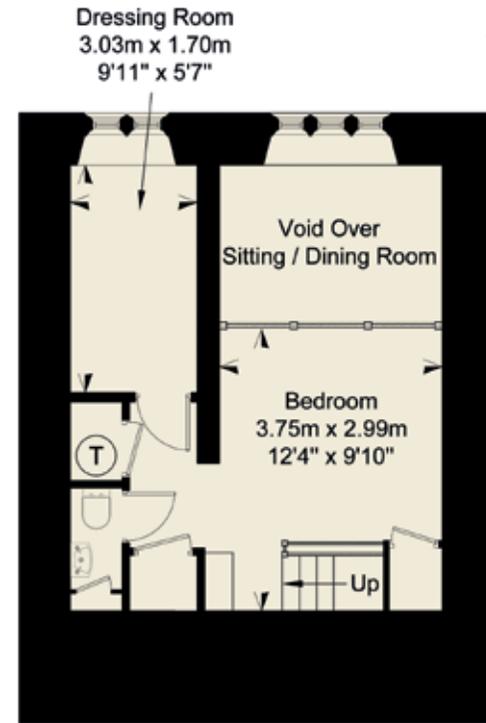
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House Approximate IPMS2 Floor Area

53 sq metres / 570 sq feet



Ground Floor



First Floor

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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

DISCLAIMER

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Photographs taken: [Month] 2020. Particulars written: November 2020.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			