

Flat 11, Sherborne House,
Gloucestershire



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2538 sq ft (235.8 sq m) | 3 bedrooms
Approximately 12 acres (communal) | Leasehold

Guide price £975,000

A stunning apartment within an elegant country mansion, offering refined living, outstanding communal facilities and a superb Cotswold setting.

Property description

Flat 11 forms part of the distinguished Sherborne House, an impressive Grade II* listed country residence set within beautifully landscaped grounds. The apartment offers an exceptional combination of period grandeur and contemporary comfort, arranged over two floors and extending to approximately 2,500 sq ft.

Accessed via a striking communal entrance hall, the apartment immediately reflects the elegance and scale of the main house. The principal reception room is a particularly noteworthy feature, occupying what was formerly one of the house's main reception spaces. This impressive room benefits from high ceilings, large sash windows with original shutters, and an abundance of natural light, together creating a refined and atmospheric living space. The elevated position affords far-reaching views across surrounding National Trust land, enhancing the sense of tranquillity and setting.

The kitchen/dining room is arranged on the lower level and provides a well-appointed and characterful space, thoughtfully designed for both everyday living and entertaining. The room combines practical modern fittings with the charm of its historic origins, offering a warm and sociable environment.

The bedroom accommodation is well arranged and comprises three generously proportioned suites, each benefiting from its own en suite facilities. This layout provides both comfort and privacy, making the apartment particularly well suited to hosting guests or accommodating family. Overall, the property has been carefully maintained and improved, forming part of a wider programme of refurbishment carried out across the building and communal areas in recent years, resulting in a high standard of presentation throughout.

Gardens and grounds

Sherborne House is set within approximately 12 acres of beautifully maintained communal grounds, providing an exceptional environment for residents. The grounds are thoughtfully landscaped, incorporating formal lawns, herbaceous borders, orchards, yew hedging and a rose garden, all contributing to the sense of a traditional country estate.

A notable feature is the orangery, which provides an elegant, shared space for relaxation and informal gatherings.

Residents also benefit from access to an excellent range of leisure facilities, including a heated swimming pool, sauna, gym and tennis court, all set within the grounds and maintained for private use.

The development is supported by a full-time caretaker and a dedicated management structure, ensuring the upkeep of both the building and its surroundings to a consistently high standard. The property is therefore ideally suited as a secure and easily managed primary residence or a lock-up-and-leave country retreat.

Situation

The property is located within the highly regarded village of Sherborne, positioned between Burford and Northleach on the Gloucestershire/Oxfordshire border.

Much of the surrounding land is owned and managed by the National Trust, offering immediate access to an extensive network of walking routes and unspoilt countryside. The village itself benefits from a parish church, village shop/café, primary school and an active community.

Nearby towns provide a range of everyday amenities, while the larger centres of Cheltenham and Oxford offer more comprehensive shopping, cultural and educational facilities.

Transport links are excellent, with the A40 providing access to Oxford and Cheltenham, and mainline rail services available from Kingham offering regular services to London Paddington.

The wider area offers a broad range of leisure activities, including golf courses at Naunton Downs and Burford, and racing at Cheltenham.

Postcode region: GL54

General

Tenure: Leasehold (999-year lease from 1982; approx. 955 years remaining)

Service Charge: Approximately £4,118 per quarter

Ground Rent: £20 per annum

Services: Mains electricity, water and drainage. Electric heating

Local Authority: Cotswold District Council

Council Tax Band: G

EPC Rating: E

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

Approximate Size: 2,538 sq ft

Grounds: Approximately 12 acres (communal)

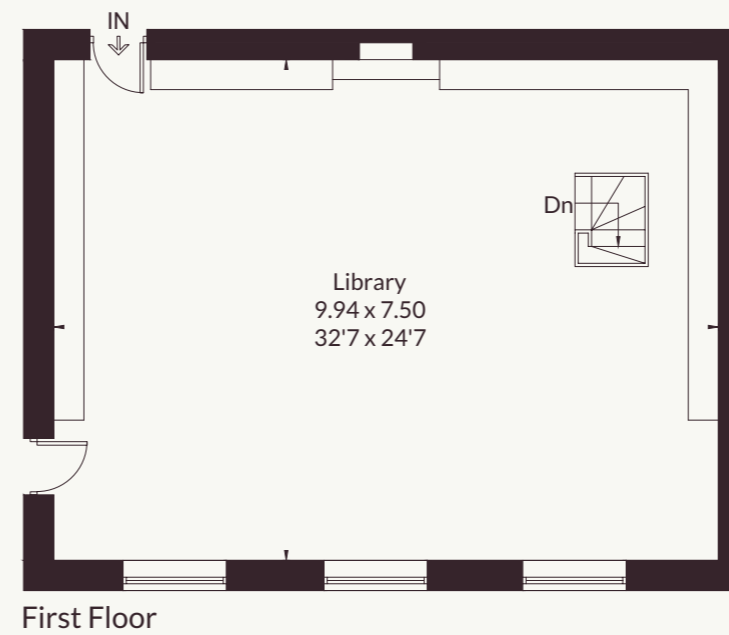
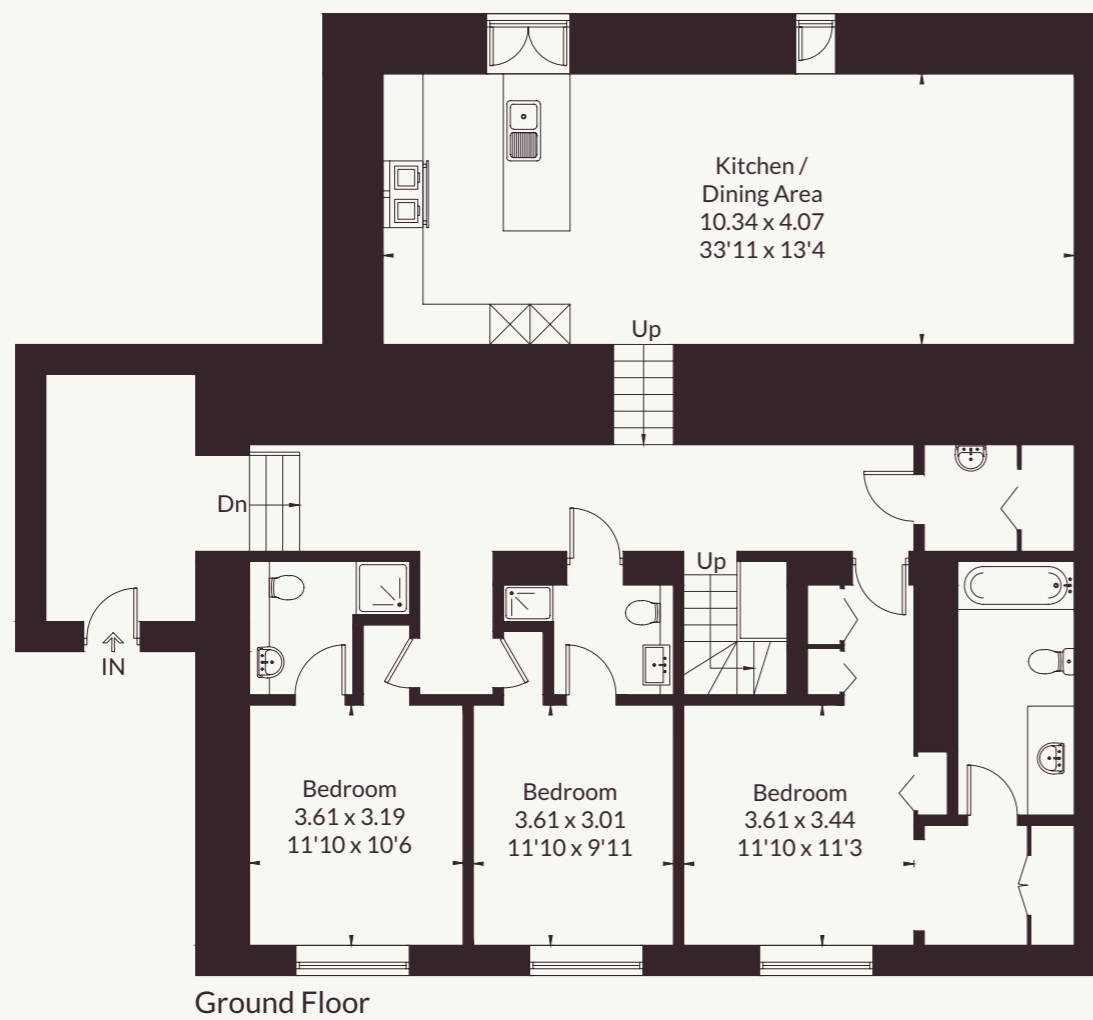
Viewings: Strictly by appointment



Approximate Floor Area = 235.8 sq m / 2538 sq ft



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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #107913

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