

# RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

9 SHERBORNE STABLES  
SHERBORNE | CHELTENHAM



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GL54 3DW

*'beautifully presented Grade II listed Carriage House  
conversion nestled within the Windrush valley, surrounded by  
stunning Cotswold countryside'*

renovated to a high standard | unique stable conversion  
open plan sitting room with wood burner | attic room with exposed beams  
double bedroom with double aspect views | luxurious ensuite shower room  
private rear garden | beautifully maintained gardens & grounds  
spectacular views | communal resident parking

## *description*

This unique property forms part of a charming Grade II listed period stable block once part of the Sherborne House Estate. Originally the carriage house, 9 Sherborne Stables is a wonderful mews style house situated in this incredibly impressive setting on the original 4,000-acre Sherborne Park Country Estate dating back to 1752. You enter the property through the original carriage doorway that opens onto the 'L' shaped open plan reception and dining room with French doors onto the rear patio garden. This is a spectacular room with reclaimed oak floorboards and a stone fireplace with wood burner. The fully fitted kitchen has a window overlooking the garden and an impressive range of solid wood cabinetry. There is also a downstairs WC. An American oak staircase leads up to the galleried bedroom with built in wardrobes, impressive window to the rear overlooking the church, cupboard housing washing machine, high specification bathroom with walk-in shower and access to the attic room with ample storage with exposed beams.









### *the finer details*

**services** Mains water, drainage and electricity. Electric central heating. Water usage is included in the service charges.

**tenure & possession** Share of freehold and offers vacant possession

**fixtures & fittings** May be acquired by separate negotiation

**rights of way** There are no footpaths or rights of way over the property

**local authority** Cotswold District Council

**council tax** Band E

**viewing arrangements** By appointment with Radnor Martin

**energy performance certificate** Energy Performance rating – D

### *services*

The maintenance charge (£2070 per annum) covers all external maintenance, upkeep of the communal gardens, employment of a caretaker and main water supply. The property is offered for sale Leasehold with a long lease, over 950 years remaining. All residents of Sherborne Stables also have a Share of Freehold.

### *outside*

Outside there is also a separate private store to the rear of the communal courtyard currently used to house bikes and garden equipment. There is plenty of communal parking for the stables' residents and use of the communal areas including the gardens. To the rear of the property is a courtyard style garden with rear access over the church grounds.

The Sherborne Estate is nestled within the Windrush valley, surrounded by stunning Cotswold countryside, much of which is managed by the National Trust.

The stable block is built around a central courtyard well stocked with mature plants, landscaped herbaceous borders and a central fountain. Entered through a tall archway, 10 dwellings form a quiet and sophisticated community.









### *area*

Sherborne Stables 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 picturesque village is home to a Parish church, a thriving village shop/café, a primary school and a social club.

Nearby towns Bourton-On-The-Water and Northleach, both provide an excellent range of local facilities including a range of boutique shops, supermarkets, primary and secondary schools, pubs and restaurants.

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, as well as a wide range of impressive private schools:

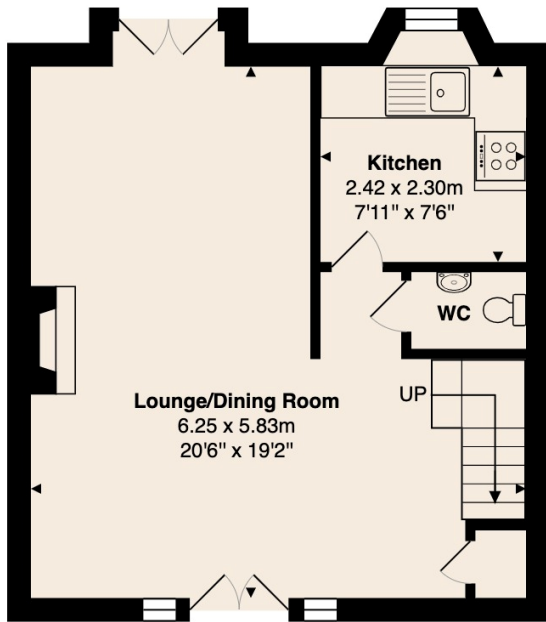
Rendcomb College, Hatherop Castle, The Cotswold School, St Hugh's, Kitebrook, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies College to name a few.

The A40 provides excellent access to Oxford and the M40, and Cheltenham where it gives access to the M5. Regular and fast train services are available to London Paddington from Charlbury and Kingham stations.

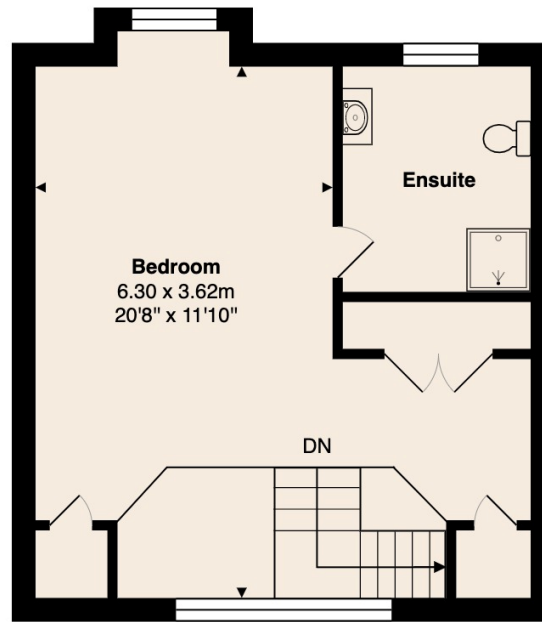
The property is well located for outdoor activities, with golf at Burford and Naunton Downs; as well as a plethora of footpaths and bridleways throughout the exquisite Windrush valley.

Bourton-on-the-Water 5 miles | Northleach 5 miles | Burford 7 miles  
Kingham 13 miles (direct train to London Paddington) | Cirencester 15 miles  
Charlbury 16 miles (direct train to London Paddington) | Cheltenham 17 miles  
Oxford 24 miles

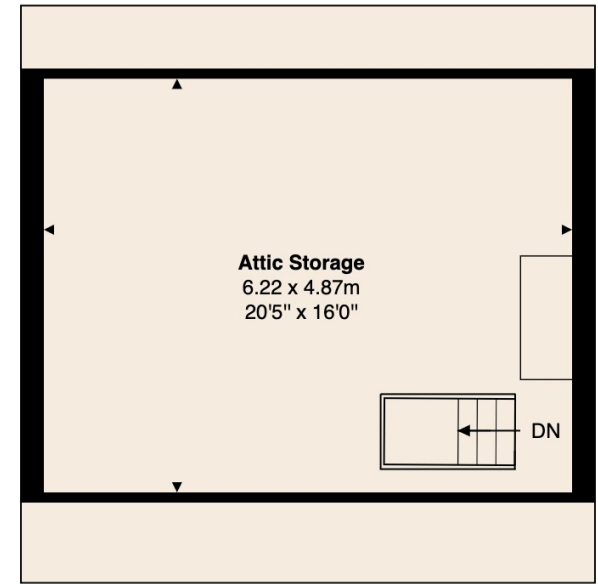
*all distances are approximate*



**Ground Floor**



**First Floor**



**Second Floor**



**Approx Gross Internal Area 107.0 m<sup>2</sup> / 1153 ft<sup>2</sup>**

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. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such. Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)

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