



RADNOR MARTIN

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

OLD ORCHARD
SHERBORNE | GLOUCESTERSHIRE





OLD ORCHARD

SHERBORNE | CHELTENHAM | GL54 3DR

'a well-presented detached home with countryside views and scope to improve within the heart of this sought after village'

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

elevated detached home | scope for improvement | kitchen/breakfast room
three reception rooms | utility room | boot room | cloakroom | five bedrooms
two ensuites & family bathroom | situated within a generous plot
countryside views | beautiful front & rear gardens

the finer details

services Mains water, drainage and electricity. Oil fired central heating.

tenure & possession 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 F

viewing arrangements By appointment with Radnor Martin

energy performance certificate Energy Performance rating – D

what three words ///vital.vegetable.august

RADNOR MARTIN







description

Situated in this wonderful, elevated position with views over National Trust land,

Old Orchard is a well-presented detached chalet bungalow, which has been extended by the current owner who has lived at the property for nearly 40 years. Old Orchard is approached via a large, gated gravel driveway, leading to a single carport and beautiful front gardens set behind a stone wall. The ground floor accommodation comprises entrance hall, cloakroom, large reception room with impressive sliding doors overlooking the well-manicured garden and the countryside beyond, fully fitted kitchen which leads to a utility room and boot room with rear access to the garden, conservatory, dining room, downstairs principal bedroom with ensuite shower room and a further double bedroom both with built-in cupboards. The first floor comprises of three bedrooms, one with a study, an ensuite shower room and a family bathroom.

The beautifully manicured gardens extend along both sides and across the back of the house with abundant views towards National Trust land. They are well stocked with herbaceous, flowering borders and many productive fruit trees, including Bramley apple, plum and cherry trees. To the front of the house there are manicured Yew hedges and a Silver Birch to name but a few.

area

Part of the Sherborne Estate, 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:

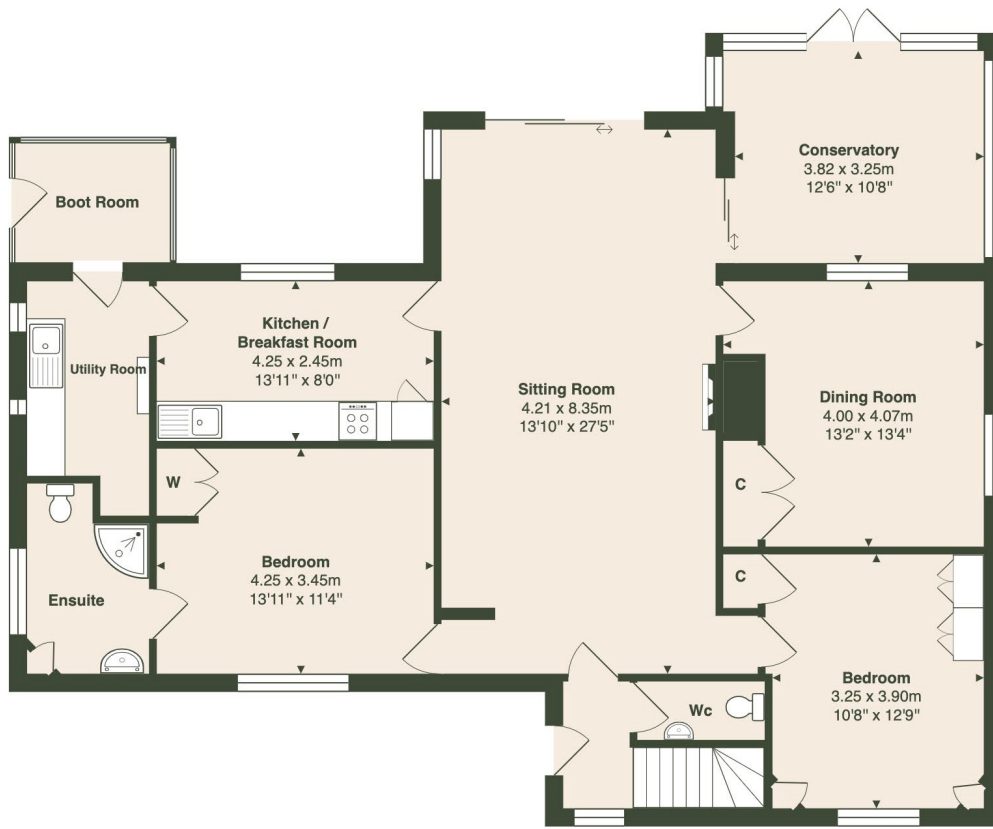
Rendcomb College, Hatherop Castle, The Cotswold School, St Hugh's, Kitebrook, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies College to name a few.



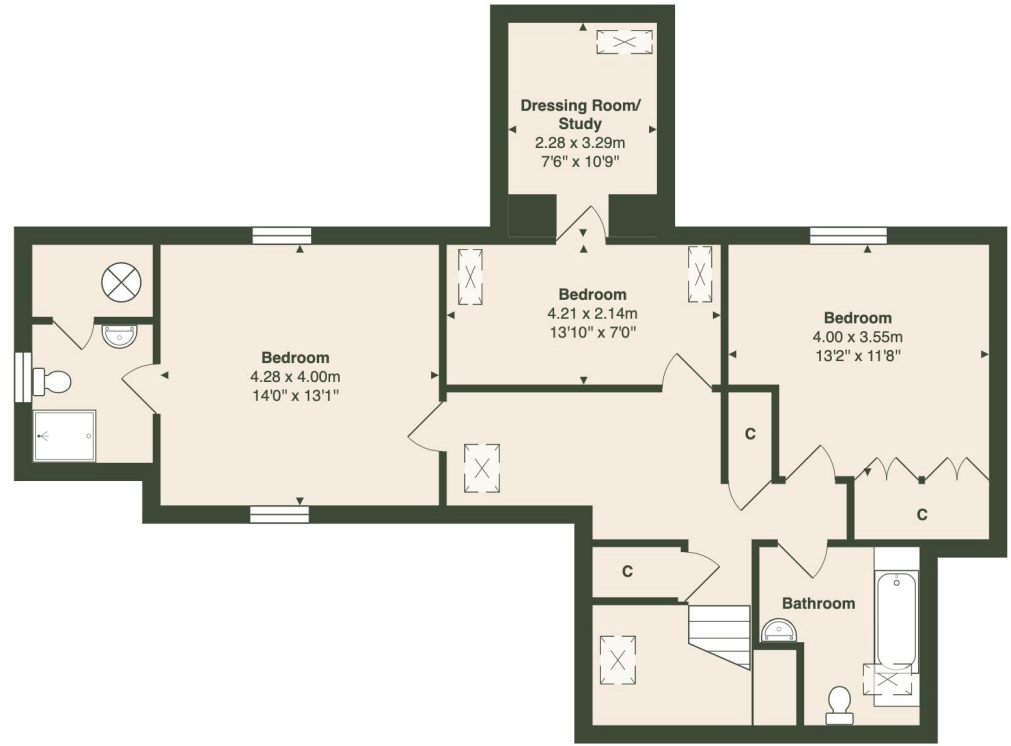








Ground Floor



First Floor

Approx. Gross Internal Area: 213.1 m² ... 2294 ft²

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



IMPORTANT NOTICE

Radnor Martin, their clients and any joint agent gives notice to anyone reading these particulars that

- i) The particulars do not constitute part of an offer or contract
- ii) All descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact
- iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise.
- iv) The descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact.
- v) Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order.
- vi) No person in the employment of Radnor Martin has any authority to make or give any representation or warranty whatsoever in relation to this property.
- vii) all measurements are approximate.



RADNOR MARTIN

contact us

First Floor 85 | Great Portland Street | London | W1W 7LT
Unit 8 Tannery Yard | Witney Street | Burford | OX18 4DQ
office@radnormartin.com
0203 858 0035
01993 765115