



# RADNOR MARTIN

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

FLAT 1 SHERBORNE HOUSE  
SHERBORNE | CHELTENHAM





# FLAT 1 SHERBORNE HOUSE

SHERBORNE | CHELTENHAM | GL54 3DZ

*'an impressive two storey apartment situated in this magnificent  
Grade II Listed former private country Manor House'*

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*

impressive Grade II Listed apartment | three bedrooms | 12 acres of grounds  
floor-to-ceiling panelled windows | single garage with further parking  
spectacular views of the surrounding estate & adjoining National Trust land  
heated covered swimming pool, sauna, gym & outdoor tennis court  
stunning orangery & ornamental fishpond

### *the finer details*

**services** Mains water, drainage and electricity. Electric central heating.  
**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 G  
**viewing arrangements** By appointment with Radnor Martin  
**what three words** ///sofa.fantastic.legroom

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## *description*

An impressive two storey apartment situated in this magnificent Grade II Listed former private country Manor House. Flat 1 Sherborne House occupies a wonderful position in the principal part of the house with five impressive ground floor windows to the right of the front door and two to the first floor. The apartment is situated just off the main grand entrance and comprises, entrance hall with views through to the drawing/dining room fitted kitchen with magnificent window, separate utility room and cloakroom. The spectacular central drawing room, formerly part of the original grand hall has two floor-to-ceiling panelled windows with fitted shutters, imposing pillared stone fireplace, and repeating box cornice to the tall ceilings, the whole enjoying a flood of natural light and incredible views over the landscaped gardens.

Raised ground floor bedroom with an en-suite shower room. Stairs lead up to the first floor and the first and second bedrooms both with en-suite bathrooms and stunning extensive views of the surrounding estate and adjoining National Trust land. The property benefits from secondary double glazing throughout.

The Manor at Sherborne dates back to the Middle Ages when it was owned by the Abbots of Winchcombe during Henry VIII's reign the merchant Sir John Alleyn purchased the freehold and it was subsequently bought by the Dutton family (Lord Sherborne) and remained in their ownership for four centuries following his death in 1820 and the dilapidated state of the house, the 2nd Lord Sherborne completely demolished and rebuilt the house in the late 1820's during the second world war the house was used by the British and American Armies and after the war in 1947 it became King's School. The adjoining Church of St Mary Magdalene, with origins in the late 13th century and partly rebuilt in the mid 19th century, is also Grade II listed. The School's Trustees purchased the freehold in 1970, and the estate was bequeathed to the National Trust on the death of the seventh Lord Sherborne in 1982 when the house was converted into 30 apartments, designed by the Architect Peter Yiangou.

## *outside*

Outside, situated in a tranquil setting are beautifully maintained extensive gardens of approx. 12 acres, with herbaceous borders, yew hedging, fruit trees as well as the classic architectural structure of the orangery enhancing the beauty of the estate garden, overlooking the original swimming pool, which has now been converted into an impressive ornamental fishpond

The residents also have full use of the lawned communal gardens, which includes a heated swimming pool, sauna, gym and tennis court, whilst No.1 has the added benefit of its own single garage with power door and separate wood store, with further parking.











### *services*

The current annual service charge payable is £13,322.16 with £20 per annum ground rent and £1,200 per annum sinking fund contribution. The tax payable for 2024/2025 is £3,454.47. The service charge covers the upkeep of the gardens and grounds and other communal facilities (swimming pool, tennis court) as well as building insurance, water charges, external repairs and window cleaning.

### *area*

Sherborne House 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.

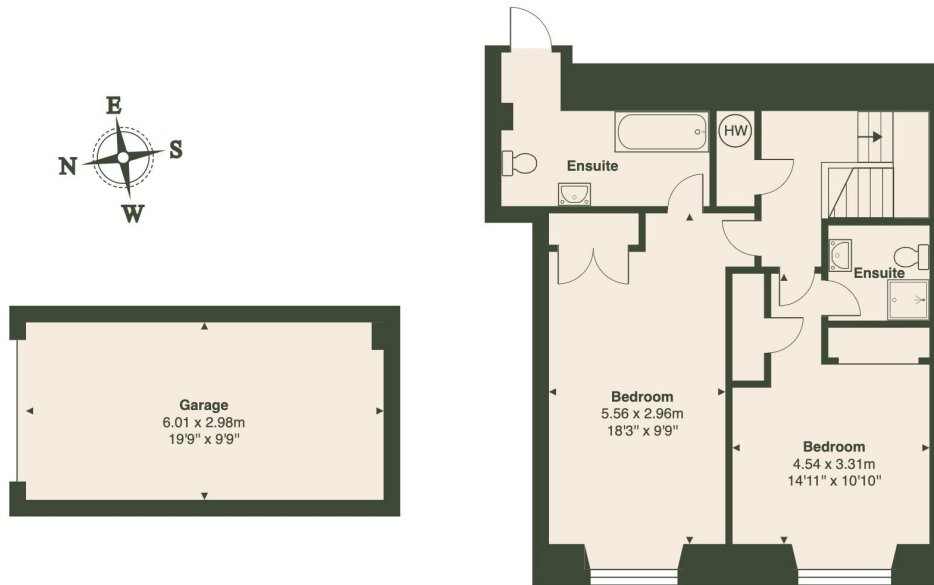
Daylesford Organic Farm Shop, a short drive east, is set in enchanting grounds and has a delicious restaurant and deli to suit all tastes, together with irresistible homewares, fashion and a spa. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire 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.

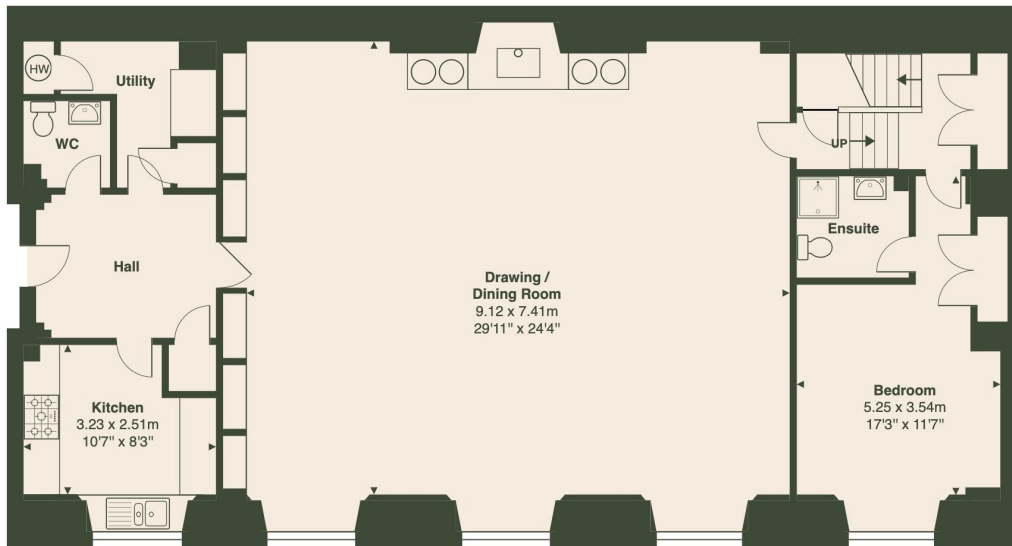
The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools: Rendcomb College, Hatherop Castle, The Cotswold School, St Hugh's, Kitebrook, Beaudesert Park, Westonbirt, Cheltenham College and Cheltenham Ladies 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.

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**First Floor**



**Ground Floor**

**Approx. Gross Internal Area 172.0 m<sup>2</sup> ... 1852 ft<sup>2</sup> (excluding garage)**

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 purpose 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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