



# Stunning apartment forming part of a country mansion

**The Library Apartment, Sherborne House, Sherborne, Gloucestershire**

Leasehold (Lease was granted in 1982 for a period of 999 years)

**savills**



Entrance hall • sitting room • kitchen/dining room • three bedroom suites • large, shared parking area for owner and guests • Use of all communal facilities being gardens and grounds • tennis court • swimming pool • Indoor swimming pool, gym and sauna • Orangery

#### Distances

Northleach 3 miles. Burford 5 miles. Charlbury (mainline station into London Paddington 75 minutes) 11 miles. Cheltenham 19 miles. Oxford 26 miles Stratford-upon-Avon 29 miles (all distances and times are approximate).

#### Situation and Communications

The village of Sherborne lies on the Gloucestershire/Oxfordshire border between Burford and Northleach. The village and surrounding land is predominantly owned by the National Trust providing wonderful walks. The village lies within the Cotswold Area of Outstanding Natural Beauty and has a Parish Church, village shop/cafe, primary school and a social club.

Nearby Northleach and Burford provides everyday shopping and banking amenities whilst the larger centres of Cheltenham and Oxford provide more extensive shopping, leisure and educational facilities. The A40 provides easy access to London, Oxford and Cheltenham and there is a mainline station at Charlbury with regular services to London Paddington.

Sporting and recreational facilities are well catered for in the area with golf courses at Naunton Downs, Burford and Cheltenham. Hunting with the

Cotswold and Vale of White Horse. National Hunt Racing is at Cheltenham, Stratford-upon-Avon, Warwick and Worcester.

#### The Library Apartment, Sherborne House

Sherborne House is an attractive Grade II\* listed country home, situated in a charming and popular National Trust village. Pleasantly situated beside the parish church of St Mary's Magdalene and well positioned within approximately 12 acres of naturally landscaped communal grounds, Sherborne House is approached via a long drive and entered through a stately communal entrance hall which leads to the apartments.

The Library Apartment is a beautifully presented property with accommodation set out over two floors. The sitting room is particularly special having formerly been the library and one of Sherborne House's principal reception rooms on the first floor. This room is stunning and retains many fine period features including magnificent sash windows with shutters framing a sweeping vista over National Trust land. In addition there is a very well-appointed ground floor kitchen/dining room situated in the former mead cellar. Also on the ground floor are three bedroom suites. The apartment is a perfect country







bolt hole; being secure, easily accessible and in a beautiful part of the Cotswolds.

Outside there are beautifully maintained gardens with herbaceous borders, yew hedging, orchards and a rose garden. The orangery provides a lovely seating area. Use of the communal gardens, which extend to around 12 acres, include a heated swimming pool, sauna, gym, and tennis court which are for the use of all residents. Sherborne House also benefits from a full-time Caretaker.

The property will appeal particularly to those buyers looking for a secure lock-up-and-leave with maintained gardens.

**Local Authority:** Cotswold District Council. T: 01285 623000. Council Tax Band G.

**Service Charges:** Ground Rent £20 per annum. Maintenance Charges £2,983.75 per quarter which includes building insurance, gardening, use of the swimming pool, tennis court, communal areas and the services of a gardening team and full time caretaker. The managing agent is CMG Leasehold Management.

**Services:** Mains electricity, water and drainage are connected. Electric night storage heaters. Telephone line subject to BT transfer regulations. Broadband via BT but Gigaclear available.

**Tenure:** The property is Leasehold. The Lease was granted in 1982 for a period of 999 years.

**Town and Country Planning:** The property lies within the area administered by Cotswold District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

**Wayleaves, Easements and Rights of Way:** The property is sold subject to the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Conditions of Sale, or not.

**Directions GL54 3DZ:** From Cheltenham and the West, take the A40 towards Burford and Oxford. Continue for approximately 3½ miles after the A40/A429 roundabout and take the left hand turn to Sherborne and Clapton. Proceed until reaching the crossroads and turn right and continue towards Sherborne. The entrance to Sherborne House will be found on the right hand side after a short distance. Proceed along the drive to the visitor parking area and continue on foot to the main entrance.

**Viewing:** Strictly by prior accompanied appointment with the agent

**The Library Apartment, Sherborne House, Sherborne, Gloucestershire**

**Approximate Area** 232.1 sq m / 2498 sq ft (Excluding Void)

**Including Limited Use Area** (0.6 sq m / 6 sq ft)



savills

savills.co.uk

**David Henderson**

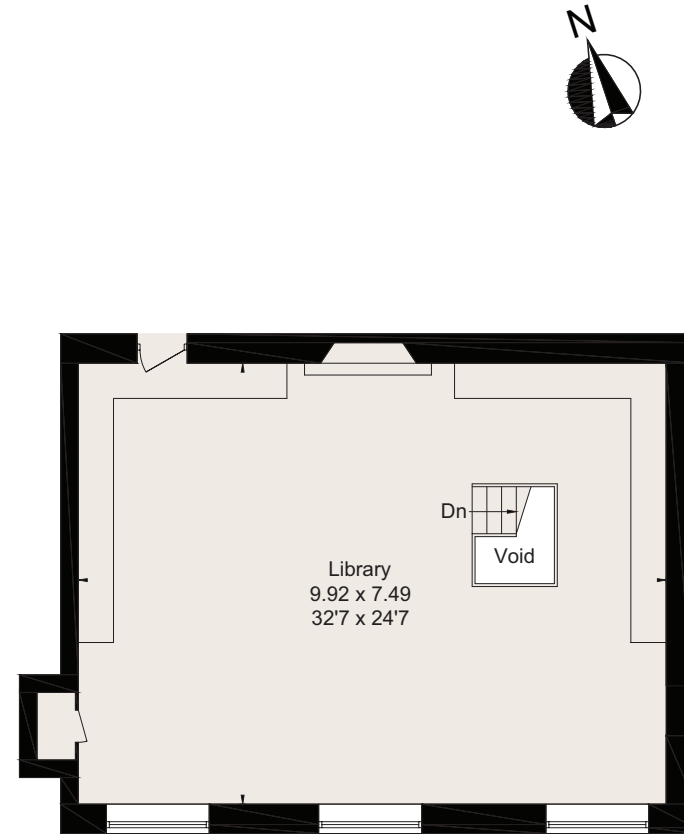
Savills Stow-on-the-Wold

**01451 832832**

stow@savills.com



Ground Floor



First Floor



For identification only. Not to scale. © 200907DH

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure by fourwalls-group.com. Particulars prepared: September 2020. Photographs taken: September 2020.

