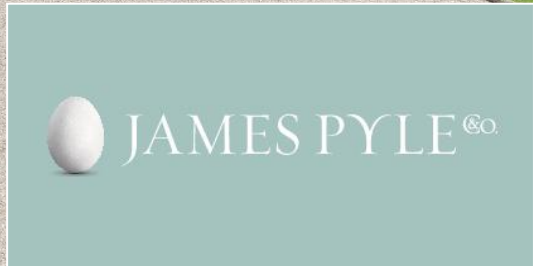




2-3 Charlton Park House, Charlton, Malmesbury, SN16 9DG



Magnificent Remodelled Apartment
Grade 1 Listed Mansion House
Rural Parkland Setting
Traditional Finishes
Modern Day Comforts
2 Bathrooms



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4 The Old School, High Street, Sherston, SN16 0LH
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Approximately 2,594 sq ft

Price Guide: £850,000

‘A magnificent luxury apartment situated within a Grade 1 Listed Mansion House set within a wonderful parkland setting’

The Property

This magnificent and stunningly beautiful apartment is situated within Charlton Park House, a Grade 1 Listed Mansion House converted in the 1970's into 18 superior apartments. Over the past four years, working closely with country house Architects 'Verity and Beverley', Apartments 2 & 3 have been combined into a single dwelling that has been painstakingly finished to exceptional standards which are as close to the original 18th Century rooms as possible.

The accommodation is arranged over two floors and extends to 2594 sq.ft and boasts a large kitchen with stone flagged flooring complemented by under floor heating, a large fireplace with wood burner and an extensive range of custom built units with an Aga range cooker. Doors open directly to the beautiful communal gardens with a west facing aspect. The master bedroom has a stylish en suite with bath and shower

whilst the central hall features a beautifully hand crafted staircase leading to the first floor and the drawing room. This beautiful room with its high ceilings features two mullioned windows overlooking The Park, and a bespoke floor to ceiling bookcase plus a gallery over the hall.

Also within the Mansion House are two impressive reception rooms which can be pre-booked for functions if required. In addition residents have a private laundry whilst externally, residents have free reign to enjoy the extensive gardens whilst the property benefits from owning two garages close by. Furthermore, by arrangement and wholly at the discretion of The Estate Office, stabling and use of the grass air strip maybe permitted.

Situation

Charlton Park House is located in a private setting about a mile from Malmesbury within The Park at Charlton Park Estate,



home to the Earl & Countess of Suffolk. The House sits within beautifully maintained gardens with uninterrupted views over parkland. The nearby village of Charlton, which is within walking distance, has its own public house/restaurant and parish church.

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. The pretty High Street has numerous independent shops, pubs and restaurants and a regular weekly Farmers market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

There are many local footpaths and

bridleways and the area is well served for cultural and sporting interests with theatres in Bath, Bristol and Swindon together with golf courses in Castle Combe and Minchinhampton. Horse racing can be enjoyed at Bath, Newbury and Cheltenham, while numerous water sports are available at the nearby Cotswold Water Park.

Leasehold/Management

Charlton Park House is managed by the residents and the current outgoings are £13,207.56 for the year 2017/18 to include all maintenance charges, ground keeping and ground rent. The property is leasehold with a lease term remaining of 65 years which commenced in 1976. Some residents of Charlton Park House have negotiated an extension to the lease, further details available upon request.

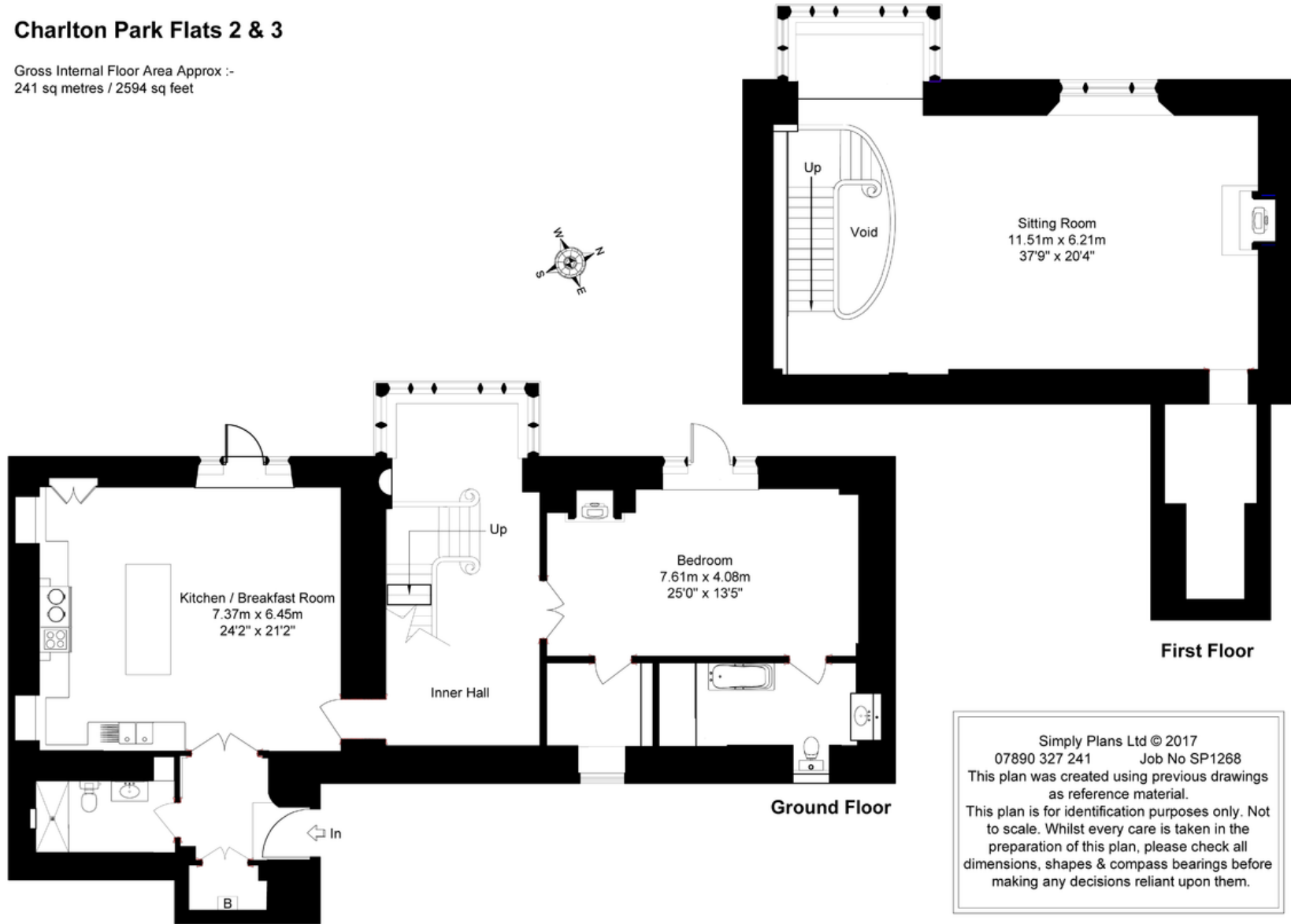
Council Tax

Band G £2,668



Charlton Park Flats 2 & 3

Gross Internal Floor Area Approx :-
241 sq metres / 2594 sq feet



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