



Flat 19 Brockhampton Park, Brockhampton, Nr. Cheltenham GL54 5SP

A spacious one bedroom second floor flat located in a wonderfully tranquil rural setting forming part of a stunning 17th century Cotswold mansion surrounded by beautiful rolling countryside.





This well-proportioned second floor flat has been improved by the present owners and features far reaching views to the front and the rear.

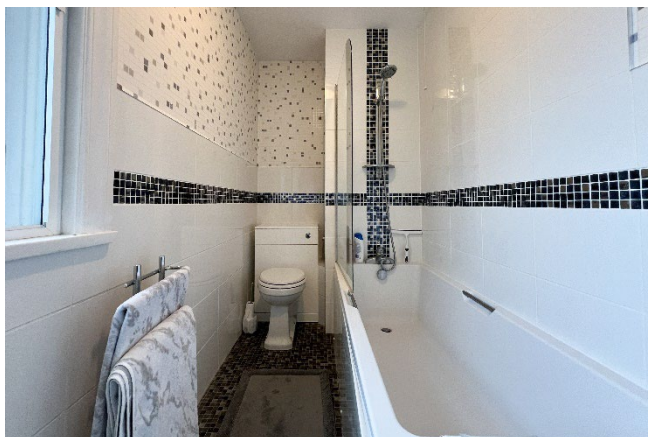
Upon entering this historic building, the grandeur and proportions are immediately evident, with a large reception hall, original returning staircase and a quite stunning communal sitting room.

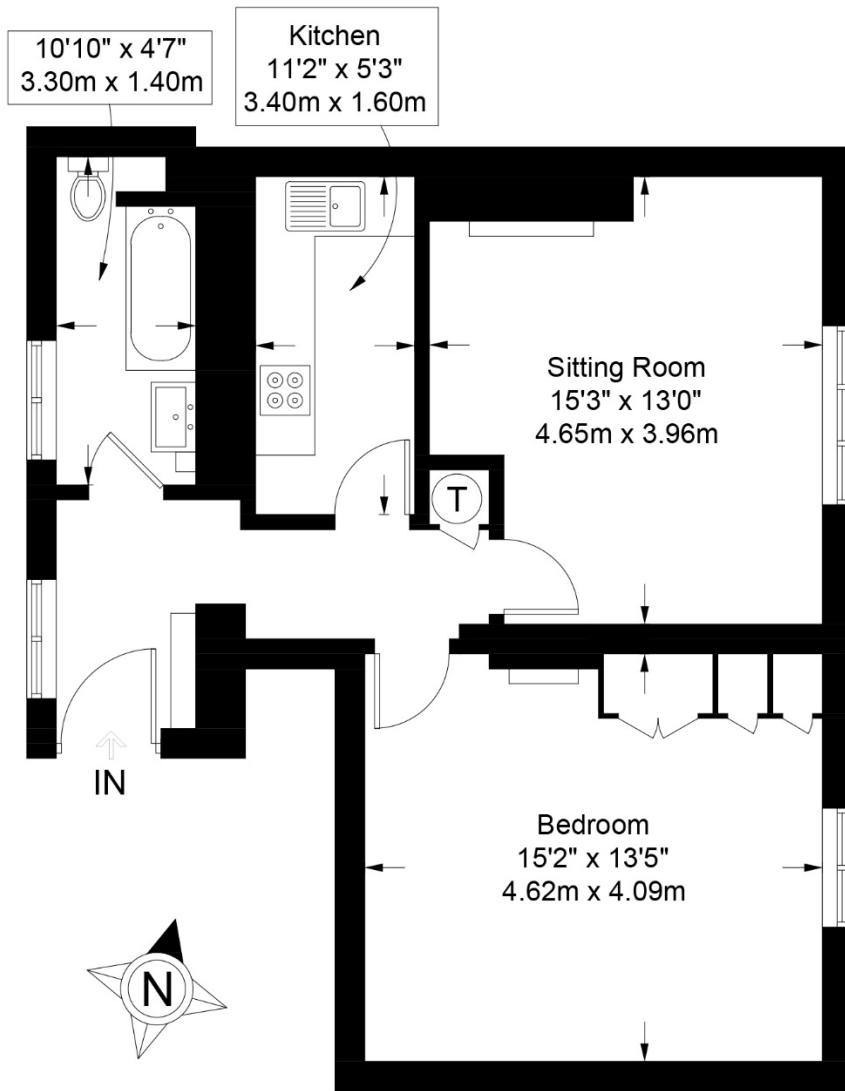
The front door of the flat leads into a 'L' shaped entrance hall with views to the front and which provides access to all rooms. The sitting room, to the rear of the flat features tall wide window providing views over the valley, lake and bridge beyond. The double bedroom with fitted wardrobes and storage is situated quietly to the rear of the building. Both the bathroom and kitchen are well appointed with modern fittings.

The majority of the flat has 10' ceilings contributing to the property's spacious feel with the sitting room and bedroom having feature cast iron 'arts and crafts' style fireplaces.

As you enter Brockhampton Park, a double allocated car parking space (marked T) can be found on the right hand side. Beyond is Brockhampton Park House itself, sitting in approximately 8 acres of beautiful communal grounds including a lake with bridge all surrounded by rolling countryside. The lawns are divided by paths which provide access to an attractive summerhouse. To the front of the house, the grounds have been terraced and are currently planted as a summer meadow. In addition there is a partly walled orchard with herb garden and a clothes drying area.

Additional information including photographs of the interior public rooms and the gardens is available at: www.brockhamptonpark.com





Lease Details

Tenure: Leasehold with a share of the freehold.
 Lease: 999 years commencing 1st January 1979 - 954 years remaining.
 Service Charge: £4,000 per annum
 Ground Rent: £20 per annum
 Managing Agents: Ash & Company - Cheltenham.
 Pets: Are allowed at the discretion of the management company.

General

Services: Mains electricity and water are connected. Drainage is private.
 Local Authority: Cotswold District Council.
 Council Tax: Band C.
 EPC: Exempt - Grade 2 listed building.
 Parking: 2 allocated car parking spaces marked 'T'.
 Title Number: GR116007

Additional

There are 21 flats within the building.
 The supplementary communal heating system is fired by water based heat pumps located in the lake. The heating is available for approximately 9-10 months of the year September to June.
 All flats have individual electricity meters.
 There is no gas within the building.
 Brockhampton Park House is a c.17 century Grade 2 listed country house.
 Within the building is allocated cellar storage.

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Approximate Gross Internal Area 613 sq ft / 57 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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