



Sherborne House, Sherborne



A top floor, two double bedroom apartment in the exquisite Sherborne House offering most comfortable accommodation, spectacular views, on-site swimming pool with gym area, orangery for residents use and beautifully maintained gardens and grounds.

Built as it is seen today in 1829 to 1834 for John Dutton, Second Baron Sherborne, the house, which reproduces the style of the original 17th-century building, has a square plan with a central courtyard and an imposing three-storey facade. The house was converted into flats in 1981, and the estate bequeathed to the National Trust in 1982. The adjoining Church of St. Mary Magdalene, has origins in the late 13th Century and was partly rebuilt in the 19th Century.

The gardens, pleasure ground and extensive parkland, begun in the 17th century but much altered since, are listed as Grade II on the Register of Parks and Gardens.

EPC: D

Council Tax Band: E

Tenure: We understand the property to be **Leasehold**. We believe the length of the lease is 999 years, starting in 1980. The maintenance charge is £1,776.29 per quarter. Potential purchasers should obtain confirmation of this from their solicitor prior to exchange of contracts.

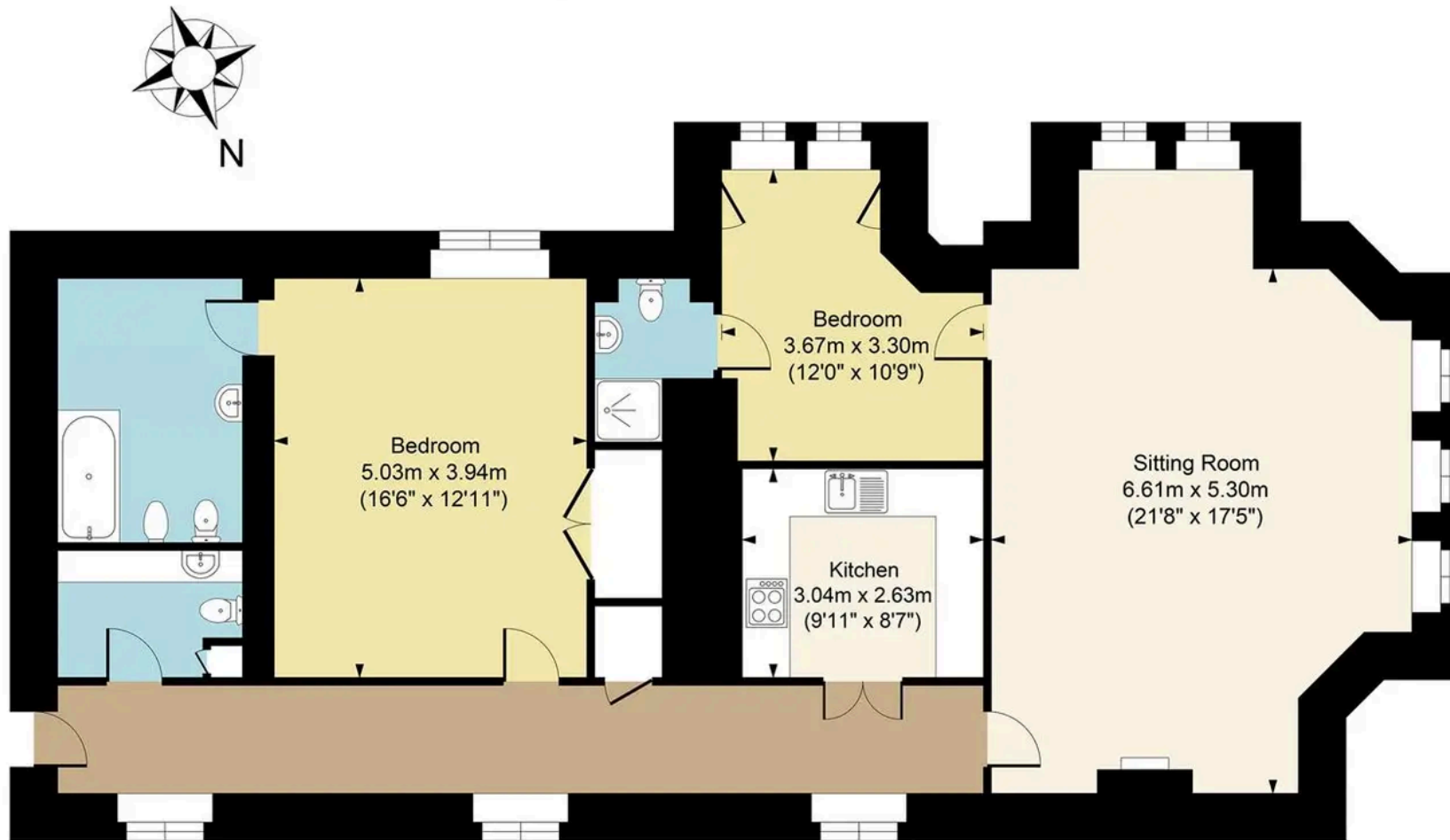
The village of Sherborne sits in an enviable location perched high above the Windrush Valley overlooking the brook, its weir and the surrounding fields. With much of the village occupied by the prestigious Sherborne House and its former Stable Block, as well as a multitude of what were originally workers cottages for the now Natural Trust Sherborne Estate, the village offers a beautiful rural idyll, yet situated conveniently for the A40 Cheltenham to Oxford road.

What3Words: headstone.steered.typified





27 Sherborne House Sherborne GL54 3DZ
Main House Approx. Gross Internal Area:- 113.76 sq.m. 1224 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
www.dmlphotography.co.uk

Harrison Hardie

High Street, Bourton-on-the-Water, GL54 2AN

harrisonhardie.co.uk 01451 822977