

FLAT 7, SHERBORNE HOUSE

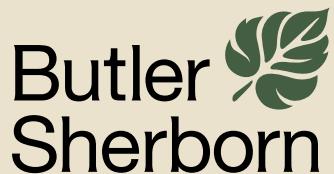
SHERBORNE, GLOUCESTERSHIRE



A ground-floor apartment within a stunning Grade II* Listed Victorian manor house, featuring two bedrooms, communal gardens, and access to a residents' swimming pool and tennis court

Ground Floor: Drawing Room • Dining Room • Kitchen
Principal Bedroom with adjoining shower room
Double Bedroom • Family Bathroom

Outside: Beautifully maintained communal gardens, which extend to around 12 acres • Indoor heated swimming pool, sauna, gym and tennis court
Parking and additional visitor parking



Burford Office

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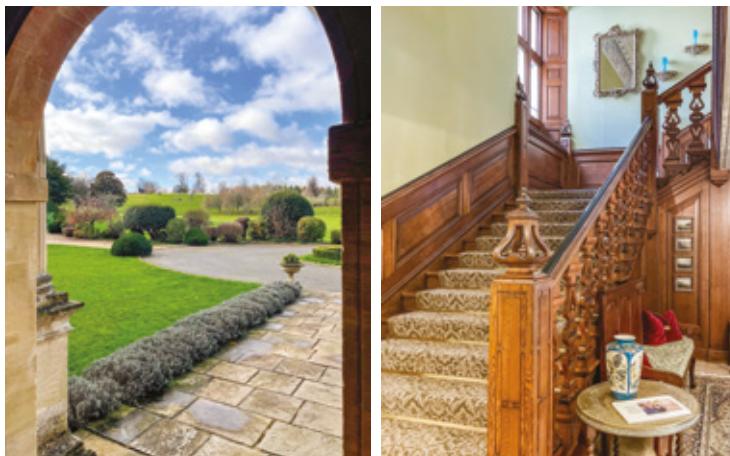
The London Office

40 St James's Place, London, SW1A 1NS

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HISTORY OF SHERBORNE HOUSE

The manor at Sherborne dates back to the Middle Ages when it was owned by the Abbots of Winchcombe Abbey.

During the reign of Henry VIII, the freehold was purchased by the merchant Sir John Alleyn. It was subsequently acquired by Thomas Dutton in 1551, and the Dutton family owned it for the next 400 years. Queen Elizabeth I stayed at the house in 1592.

In the 17th Century, a new, U-shaped house was built on the site between 1651-1653 for John Dutton, likely by Valentine Strong. Around the same time, John "Crump" Dutton built the nearby Lodge Park as a grandstand for the popular sport of deer coursing.

In the 18th & 19th Centuries The house was repaired and modernized in the 1720s. By the 1820s, the house was in poor shape, and the 2nd Lord Sherborne had the original building demolished and completely rebuilt between 1829-1834 by architect Lewis Wyatt. The adjoining St Mary Magdalene Church was also partly demolished and rebuilt to allow more light into the house.

In the 20th Century, The Dutton family remained in residence until 1940, when the house was used by the British and American armies during the Second World War. From 1947 to 1966, Sherborne House was home to King's School, an independent boarding school. The house was sold by the Dutton family in 1971.

Today, Sherborne House is a Grade II* Listed building and a private residence comprising 30 apartments. Its extensive gardens, spanning approximately 12 acres, are beautifully maintained for residents, who enjoy full access to the grounds, tennis court, indoor heated swimming pool, gym facilities, and a popular large communal Orangery. The fully stocked Orangery is regularly used for residents' get-togethers and can also be booked for private residents' events.

FLAT 7 SHERBORNE HOUSE

Nestled discreetly at the rear of the main residence with its own private entrance, this elegant apartment offers an abundance of natural light, impressive ceiling heights, and generously proportioned rooms. Presenting exceptional scope for enhancement, it provides the rare opportunity to curate a truly bespoke and sophisticated living space within one of the area's most exclusive addresses.

SERVICES

Mains Water, drainage and electricity. Electric heating. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

SERVICE CHARGE

Currently £8,800 per annum which covers the upkeep of the gardens and grounds and communal facilities, buildings insurance, water charges, part time housekeeper, full time caretaker on site who will oversee any associated works at the apartments, post and parcel delivery. The ground rent is £20 per annum.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

TENURE

Leasehold – 999 years which expires on 1st Jan 2981. The freehold is owned by Sherborne Park Residents company to which all residents belong.

LOCAL AUTHORITY

COUNCIL TAX Band E - Cotswold District Council, Trinity Road, Cirencester, GL7 1PX

T: 01285 623000 | W: cotswold.gov.uk

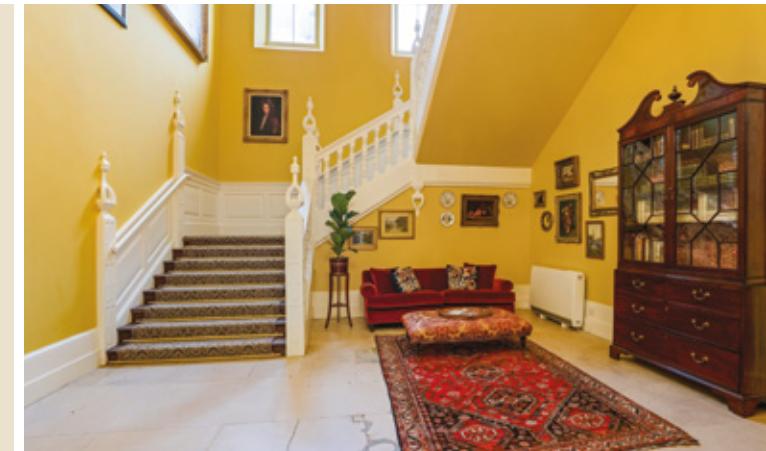
VIEWINGS

Please telephone Katy at Butler Sherborn, Burford Office T: 01993 822325 or The London Office T: 0207 839 0888. E: katy@butlersherborn.co.uk

DIRECTIONS (GL54 3DZ)

From Burford take the A40 towards Cheltenham. After about 6 miles, turn right at the second turning for Sherborne (signed Sherborne and Clapton). Proceed down the hill and take the first turning right to the village. Proceed through the village and the entrance to Sherborne House is on your right. Proceed along the driveway to Sherborne House, where visitors parking will be found on the right hand side.

what3words: ///rider.revisits.campus





Pubs

The Fox at Barrington - 3.1 miles
 Sherborne Arms, Northleach - 4.1 miles
 Bull, Burford - 8.1 miles



Members Clubs

Daylesford Farm - 12.9 miles
 Estelle Manor - 20 miles
 Soho Farmhouse - 25.2 miles

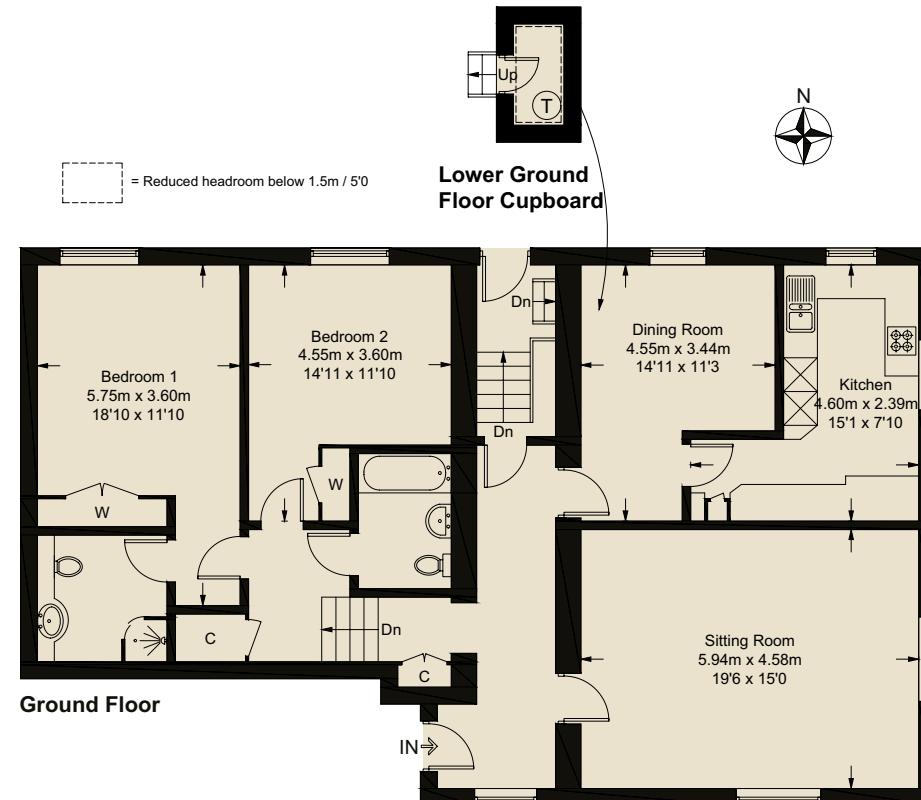


Train station

Kingham - 13.3 miles
 Charlbury - 16.7 miles

Butler Sherborn

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Approximate Gross Internal Area = 131.9 sq m / 1420 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1258473)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			73
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		50	
(1-20) G			
Not energy efficient - higher running costs			

