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# Tayler & Fletcher



**Apartment 8 Brockhampton Park**  
Brockhampton, Cheltenham, GL54 5SP  
**Guide Price £485,000**



# Apartment 8 Brockhampton Park

## Brockhampton, Cheltenham, GL54 5SP

*A beautifully appointed south facing ground floor apartment in a fine Grade II Listed country house with its own private access and enjoying a superbly maintained formal setting within mature gardens and grounds of approximately 8 acres.*

### LOCATION

Brockhampton is a charming and unspoilt small rural Cotswolds village set on the Western edge of the Cotswolds which along with the adjoining village of Sevenhampton has a lovely parish church of St Andrew, a village hall and active village community. The historic town of Winchcombe (5 miles) provides a superb range of local shops and pubs/restaurants and is also home to Sudeley Castle. The region's major commercial and cultural centre of Cheltenham lies just 9 miles to the west. Cheltenham provides a comprehensive range of services and amenities with excellent shopping including most of the nation's largest retailers and restaurants. It is also home to Prestbury Racecourse, cinemas and the Everyman Theatre and hosts major festivals including the annual literature, jazz, science and cricket festivals. There are also mainline rail services. Cheltenham is also home to two very well known private schools: The Lady's College as well as The College which is now co-ed. The surrounding Cotswolds provide for a comprehensive range of rural leisure pursuits and there is excellent access to the local footpath network.

### DESCRIPTION

Apartment 8 is situated on the ground floor of Brockhampton Park, an impressive Grade II listed stately home originally dating from around the 1670's and subsequently extensively remodelled and extended in the 1800s and converted in to apartments in 1979. The Apartment benefits from its own private access to the left of the main entrance and has been extensively restored and improved by the current owners, refurbishing and enhancing many of the unique features including some fine plaster work and moulded ceilings. The accommodation is centred around a charming dining hall, interconnecting with a bespoke fitted kitchen with refurbished period AGA, with the impressive principal reception room to the side enjoying a lovely aspect to the front of the house. There are two good sized double bedrooms, a shower room and separate bathroom. The Apartment has two parking spaces conveniently situated immediately to the front. The property also has its own allocated cellar area. In addition the property enjoys the beautiful setting of Brockhampton Park comprising 8 acres of manicured formal gardens and grounds including the fishing lake, together with the use of the communal grand formal reception hall and reception room. This property would lend itself to being either a full-time residence or a grand second home.

### Approach

To the left of the main cut stone entrance portico is a private, arched, solid timber front door leading straight into Apartment 8, to the:

### Dining Hall

With solid Oak floor, two decorative glazed leaded light casements to front elevation, painted timber panelled walls, picture rail and decorative ceiling frieze and central rose with good ceiling heights and moulded cornice. Interconnecting archway to:

### Kitchen

With two oven cream electric Aga and bespoke fitted kitchen with granite worktop with two ring Bosch halogen hob, matching upstands and tiled splash back, Belfast sink with chrome mixer tap over, comprehensive range of below work surface cupboards and drawers incorporating built-in Neff slimline dishwasher and refrigerator, a range of eye-level cupboards and display shelving with built-in Neff microwave. Recess for Aga with tiled splash backs and ornate mantle over. Slate tiled floor.

From the dining hall, solid timber door leads through to the:

### Principle Reception Room

With painted timber floor and deep fireplace with original hand painted tiled inner surround and cut stone marble decorative outer surround. Extensive ceiling cornice and plasterwork, two wide mullion windows with decorative arches and working shutters, part-panelled walls, picture rail and two wall light points.

From the dining hall, solid painted timber door to:

### Bathroom

With Slate tiled floor, and suite comprising; panelled bath with separate wall mounted chrome shower and glazed shower panel, high-level WC, pedestal wash hand basin and part-tiled walls, chrome heated towel rail with themostatic control and separate door to:

### Utility Cupboard

With space and plumbing for washing machine and electric pressurised hot water cylinder.

From the hall, archway to:

### Inner Hall

With solid timber door to:





### Bedroom 2

With ornate ceiling cornice and casement window to inner courtyard.

From the hall, solid timber door to:

### Shower Room

With Slate tiled floor, low-level WC with timber seat, pedestal wash hand basin, part-tiled walls and wide shower cubicle to the far end with Bristan electric shower and bi-fold glazed doors. Part-timber panelled wall.

From the hall, solid timber door to:

### Bedroom 1

With an original Quarry tiled floor and working open fireplace with ornate marble surround and cast iron inner and decorative tiled hearth. Wide casement window with timber mullions and with solid timber folding shutters. Decorative ceiling cornice, picture rail and dado rail.

### OUTSIDE

Brockhampton Park is approached via a sweeping drive leading through manicured gardens and grounds to the front of the main house with 2 parking spaces allocated to Apartment 8 immediately adjacent. The gardens and grounds extend to approximately 8 acres with manicured lawns and borders and some fine yew topiary together with the fishing lake with Grade I listed bridge and fishing rights. The Apartment enjoys a lovely Westerly aspect with far reaching views views beyond the grounds to the surrounding countryside. There is also the original kitchen garden where residents may claim an area to grow their own vegetables, should they so wish. A plentiful supply of apples from very old trees is also available.

### SERVICES

Mains Electricity and Water are connected. There is private drainage and a communal central heating system via a lake source heat pump. Secondary double glazing. Please Note that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Fixed heating availability charge: £128.00 per quarter.

Variable heating according to the meter currently charged at only 7.5p per unit.

Apartment 8 has both an electric Aga and a woodburning stove.

### LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

### COUNCIL TAX

Council Tax band D. Rate Payable for 2024/ 2025: £2,105.19

### TENURE - Leasehold

This property has a 999 year lease which commenced on 1st January 1979, leaving 954 years remaining on the lease. The property also has a share of the Freehold.

### MAINTENANCE & SERVICE CHARGE

The current charge is £1,488.00 per quarter billed 6 monthly but payable either six monthly or quarterly. This charge is subject to change, dependent upon works required or planned for the future. This charge includes the maintenance of the grounds and communal areas and the insurance for the building.

### MANAGING AGENTS

Brockhampton Park Management Company Ltd is managed by ASH Surveyors in Cheltenham.

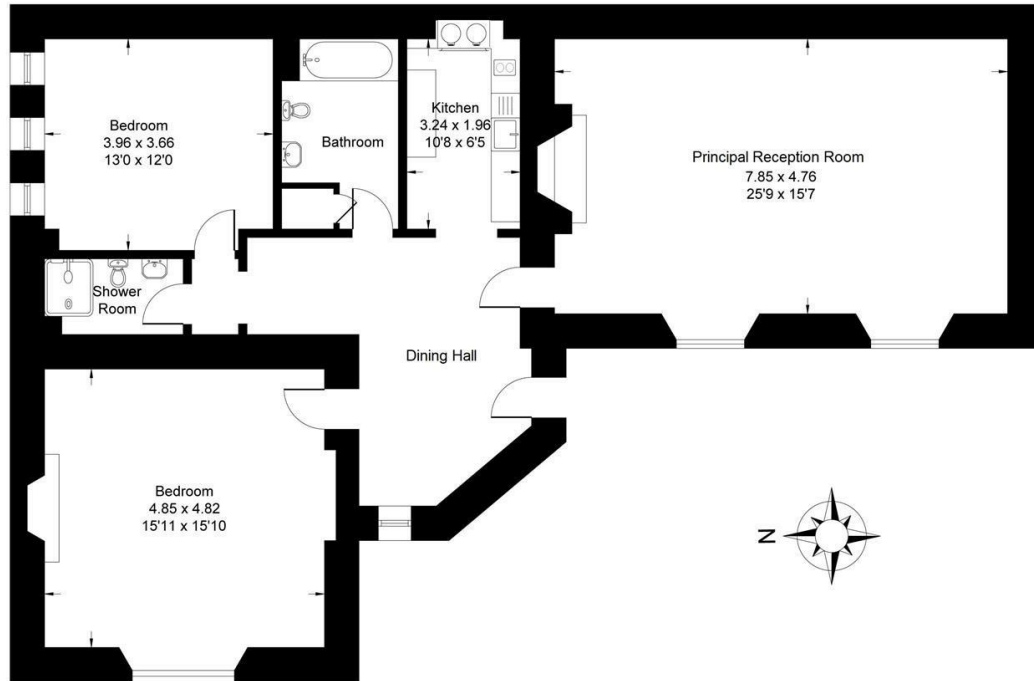
### DIRECTIONS

From Bourton-on-the-Water take the A436 towards Cheltenham. Pass the junction with the B4068 from Stow and take the right hand turn signposted Brockhampton and Sevenhampton (adjacent to Cotswold Trailers). Proceed along the lane and drop down into Brockhampton proceeding past the green and telephone box and then up to T junction. Turn hard right in to the entrance drive to Brockhampton Park and proceed to the front of the house. Parking for Apartment 8 are the two spaces at the end.

What3Words: radiating.radiating.lighter

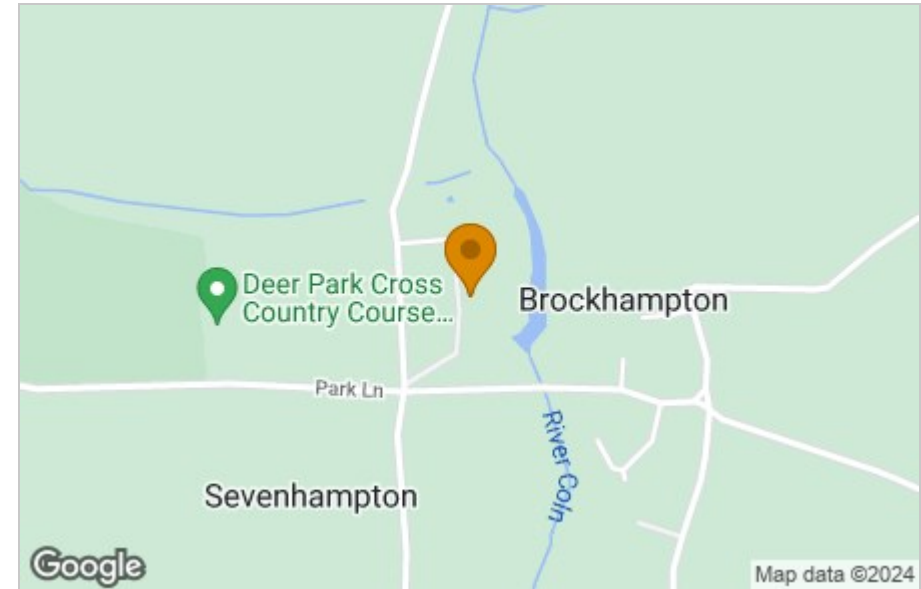
## Floor Plan

Approximate Gross Internal Area = 118.29 sq m / 1273 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## Area Map



## Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.