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# Tayler & Fletcher



**Apartment 7 Brockhampton Park**

Brockhampton, Cheltenham, GL54 5SP

**Guide Price £325,000**





## Apartment 7 Brockhampton Park

### Brockhampton, Cheltenham, GL54 5SP

*A beautifully presented and recently refurbished ground floor apartment occupying a private position within an historic grade II listed Cotswold country house.*

#### 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. The surrounding Cotswolds provide for a comprehensive range of rural leisure pursuits and there is excellent access to the local footpath network.

#### DESCRIPTION

Apartment 7 comprises a substantial ground floor Apartment accessed easily from the front of Brockhampton Park via a secluded side entrance. The recently refurbished and redecorated accommodation provides grand formal reception space with exceptional high ceilings and moulded timber windows with a beautifully proportioned sitting room, kitchen/dining room, a substantial principal bedroom, smaller second bedroom, library area and bathroom.

Brockhampton Park is an impressive Grade II listed manor house originally dating from around 1640 and subsequently extensively remodelled and extended in the 1800's before the conversion into apartments at the end of the 1970's. Apartment 7 retains many of the impressive original features and character including some fine plaster work, moulded ceilings and Victorian stained glass hall. The apartment also has the benefit of two allocated parking spaces and an 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 in a superb Cotswold setting, yet only a short distance from the popular cultural and commercial centre of Cheltenham.

#### Approach

Communal covered entrance with solid timber door to the communal hall and in turn leading to the painted timber front door to Apartment 7 and with accommodation arranged as follows:

#### Reception Hall

With picture rail and a pair of painted timber doors to Cloaks cupboard with deep storage cupboard over. Timber floor and painted timber door to:

#### Bedroom 1

With continuation of the timber floor with ornate moulded timber windows to the outer yard with a painted timber door to a wardrobe cupboard, picture rail.

From the hall, interconnecting archway to the inner hall and painted timber door to the:

#### Kitchen/ Dining Room

With continuation of the timber floor with ornate moulded timber windows to the front and side elevation and with a bespoke painted timber kitchen with solid timber worktop with Belfast sink with chrome mixer tap and a range of built-in cupboards and drawers below with integrated dishwasher and two pairs of counter top glazed fronted display cabinets with timber panelling behind and display shelf. Double door Falcon Induction Range cooker with tiled splashback and fitted shelving over. Further space for butchers block with tiled splashback and shelving over. Ornate timber moulded ceiling and painted timber door to large larder cupboard with shelving. Space for upright fridge/freezer.

From the hall, painted timber door through to the:

#### Grand Reception Room

With moulded timber framed windows enjoying views across the grounds to the front of the property to adjoining pony paddocks, ornate ceiling, picture rail, impressive marble fireplace with timber surround and cornice and a tiled hearth. Continuation of the timber flooring.

From the hall or from the principal reception room an archway leads through to the:







### Library/Study Area

With decorative Victorian stained glass leaded light casements to the inner courtyard and ceiling over.

From the inner hall, a painted timber door leads to the:

### Bathroom

With a matching suite of low-level WC, bidet with chrome mixer tap, decorative built-in chest with drawers and cupboards and with a stainless steel pillar mixer tap and basin, painted timber panelled bath with chrome mixer tap and separate large walk-in shower cubicle with chrome fittings, obscured glazed moulded timber casement to the inner courtyard. Extended heated towel rail and marble tiled floor.

From the inner hall, painted timber door to:

### Bedroom 2

A single bedroom with ornate moulded timber window with decorative leaded light to the front elevation, ornate timbered ceiling and plasterwork and also with a sectioned area with space and plumbing for washing machine and dryer.

### OUTSIDE

Brockhampton Park is approached via a sweeping drive leading through manicured gardens and grounds to the car parking area on the right hand side where Apartment 7 has the benefit of two allocated parking spaces. The driveway then continues to the front of the main house. The gardens and grounds extend to approximately 8 acres with manicured lawns and flower 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 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. There is also labelled visitors parking available within the car parking area.

### 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: £96.00 per quarter.  
Variable heating according to the meter.

### 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 E. Rate Payable for 2025/ 2026: £2,695.72

### TENURE

This property has a 999 year lease which commenced on 1st January 1979, leaving 953 years remaining on the lease. The property also has a share of the Freehold.

### MAINTENANCE & SERVICE CHARGE

The current charge is £1164.00 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

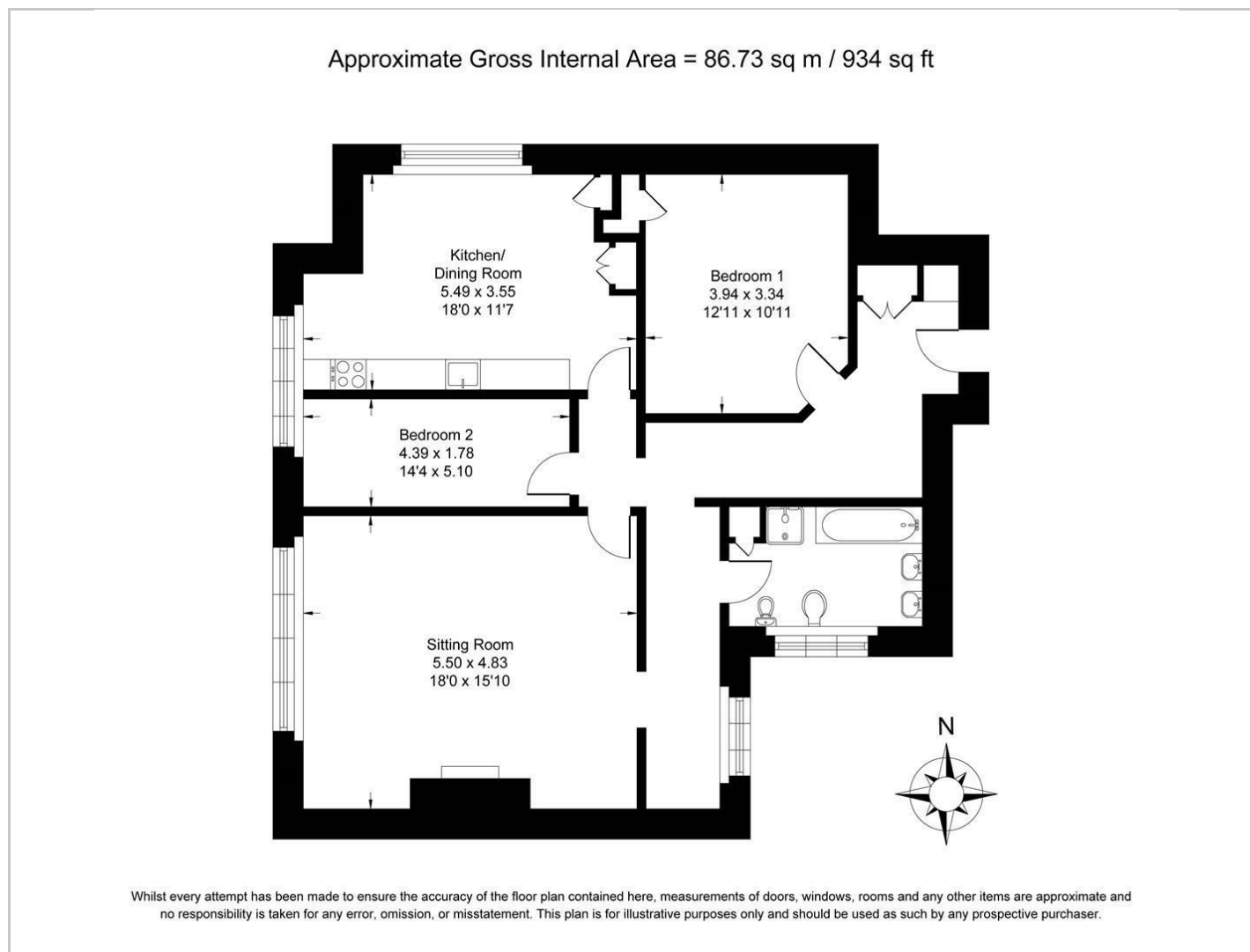
Brockhampton Park Management Company Ltd is managed by ASH Surveyors in Cheltenham.

### DIRECTIONS

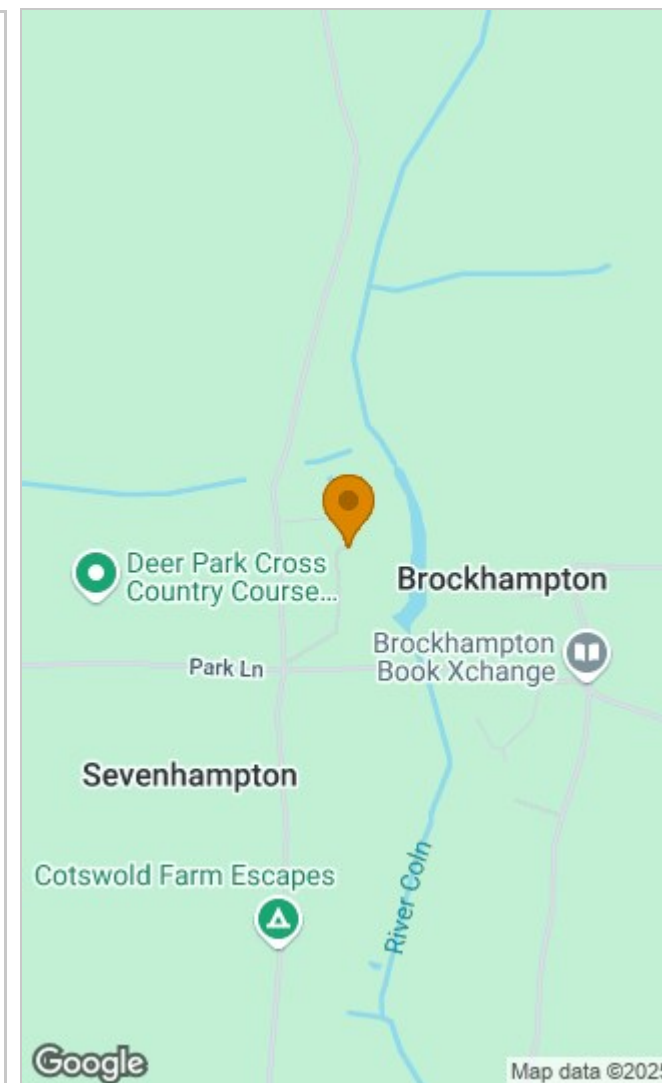
From Bourton-on-the-Water take the A436 towards Cheltenham. Pass the junction with the B4068 from Stow and take the right hand turn signposted Brockhampton and Sevenhampton (adjacent to Cotswold Trailers). Proceed along the lane and drop down into Brockhampton proceeding past the green and telephone box and then up to T junction. Turn hard right in to the entrance drive to Brockhampton Park and proceed along the driveway to the car parking area on the right hand side where you will wind the two allocated car parking spaces for Apartment 7.

What3Words: rooks.drove.snoozing

## Floor Plan



## 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.

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