



3 SHERBORNE, GLOUCESTERSHIRE



A STUNNING EDGE OF VILLAGE HOME.

Bourton-on-the-Water 4 miles, Northleach 5 miles, Burford 6 miles, Cirencester 15 miles, Cheltenham 17 miles, Oxford 24 miles, Charlbury Station 16 miles (London Paddington 70 minutes), A40 1.5 miles (for M40 and M5) (All distances and times are approximate)



Local Authority: Cotswold District Council

Council Tax band: D

Tenure: Freehold

Services: Mains water, drainage, and electric are all connected to the property, Oil fired central heating



LOCATION

Sherborne village lies in the folds of the Cotswold Hills and is mainly owned by the National Trust. It is situated midway between Burford and Northleach, about a mile north of the A40, which connects Oxford and Cheltenham. The village, with its typical Cotswold cottages and houses, is situated in the heart of the Cotswolds in the valley of the Little Sherborne Brook, not far from its confluence with the River Windrush. In the village, there is a local post office/shop, with more extensive facilities available in Bourton on the Water, Northleach, Burford, Cirencester or Cheltenham.

The property is well located for sporting opportunities, with golf at Burford and Naunton Downs; racing at Cheltenham and Warwick; rugby at Gloucester; as well as world-renowned arts, jazz and literary festivals in Cheltenham. There is also an extensive network of footpaths and bridleways, and a number of renowned pubs within the vicinity.







3 SHERBORNE IS AN ATTRACTIVE GRADE II LISTED DETACHED PERIOD HOME DATING FROM THE 17TH CENTURY, PREDATING BOTH SHERBORNE HOUSE AND MUCH OF THE SURROUNDING SHERBORNE ESTATE, WHICH IS NOW LARGELY OWNED BY THE NATIONAL TRUST.

Occupying a peaceful position on the western edge of this picturesque village, the property enjoys far-reaching views across the beautiful Windrush Valley. Presented in immaculate order throughout, the cottage offers spacious, light-filled accommodation while retaining a wealth of original character. Charming period features include flagstone floors, exposed ceiling beams, timber flooring, leaded-light windows, and an impressive inglenook-style fireplace. These historic details are complemented by high-quality contemporary fittings, creating a wonderful balance of character and modern comfort. The ground floor comprises three versatile reception rooms together with a generous kitchen/breakfast room. The kitchen and adjoining utility room are well-appointed with an extensive range of fitted wall and base units, while the dining area enjoys delightful views over the garden. The sitting room provides a cosy retreat, centred around a fireplace with wood-burning stove. Beyond, a welcoming dining hall leads to a further versatile reception room which, with a shower room located alongside, could serve equally well as a guest bedroom, snug, home office or playroom. On the first floor are three well-proportioned double bedrooms and a spacious family bathroom. One of the bedrooms also benefits from its own WC and wash basin.







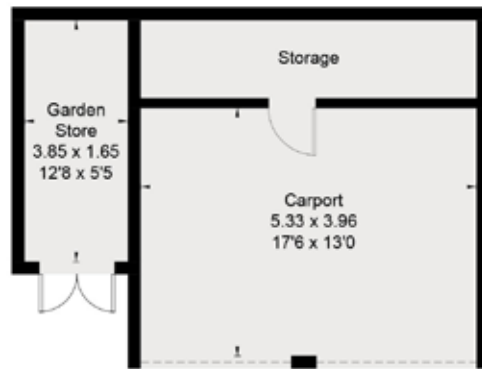
GARDEN AND GROUNDS

The property is set within attractive lawned gardens to the side and rear, offering a private and peaceful outdoor setting. There is a two-bay carport together with extensive gravelled parking area. Fronting a quiet no-through lane, the cottage enjoys a tranquil position with delightful views across the surrounding countryside, fields and woodland.





Approximate Floor Area = 167.7 sq m / 1805 sq ft
 Outbuildings = 19.0 sq m / 204 sq ft
 Total = 186.7 sq m / 2009 sq ft
 (Excluding Carport)

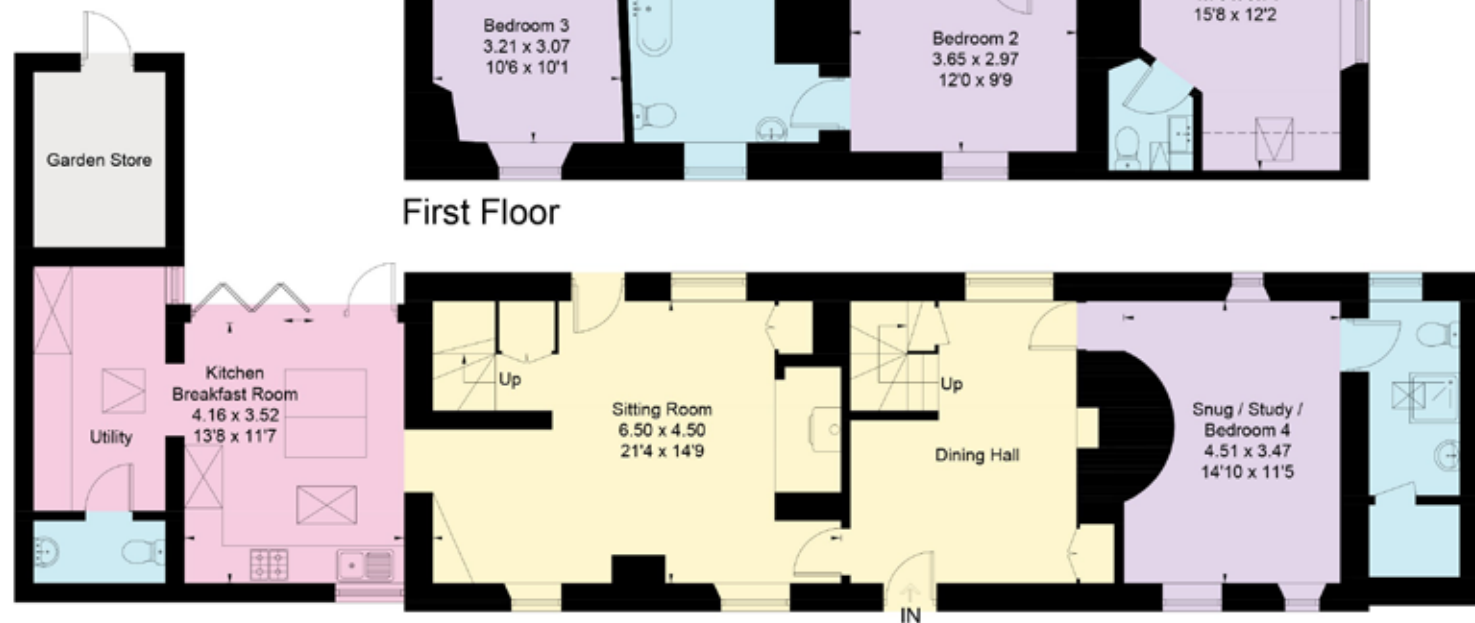


(Not Shown In Actual Location / Orientation)

Reduced head height below 1.5m



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Leigh Glazebrook

01451 600610

leigh.glazebrook@knightfrank.com

Knight Frank, Stow-on-the-Wold

Brett House, Park Street

GL54 1AG

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated August 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

