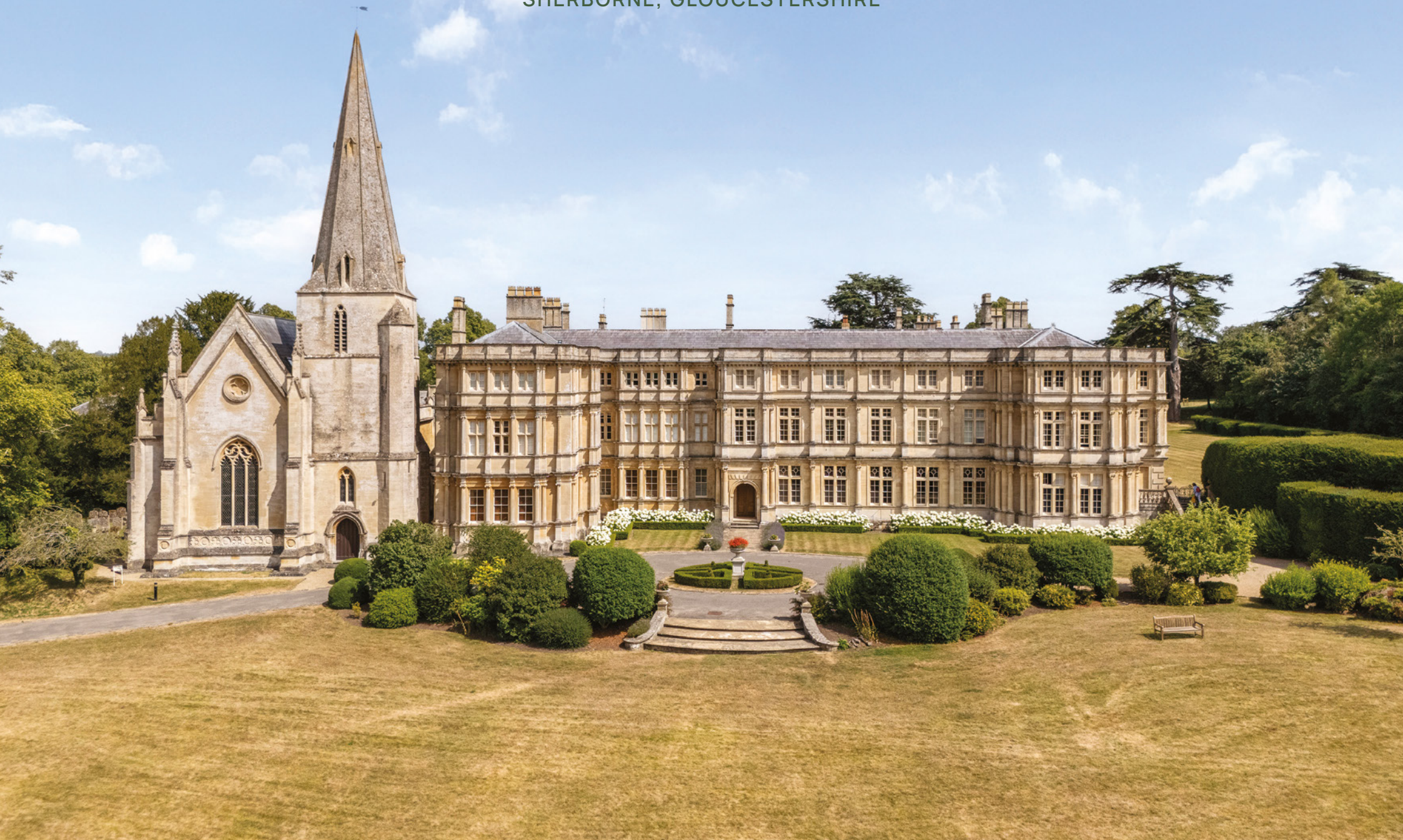


THE SALVIN SUITE

SHERBORNE, GLOUCESTERSHIRE



A rare opportunity to acquire a principal suite within one of the Cotswolds' finest Grade II* listed country houses. Enjoy the grandeur and prestige of country house living without the responsibility of maintaining an entire estate.

The services of a dedicated on-site team, together with beautifully maintained historic gardens, an elegant orangery, 12 acres of mature grounds, a swimming pool, sauna, tennis court and allocated parking all combine to make ownership remarkably straightforward.

Your Private Accommodation: Entrance foyer • Great Hall
Second reception room • Kitchen/breakfast room
Principal bedroom suite with dressing room • Two further double bedroom suites • Utility • Two private entrances
Allocated parking and additional visitor parking

Outside & Estate: Beautifully maintained communal gardens extending to approximately 12 acres • Orchards and a residents' cutting garden • Orangery • Indoor heated swimming pool with sauna, gym and table tennis
Tennis court • Dedicated on-site team • Allocated parking and additional visitor parking • Wine vault and wood storage and/or storage locker available by separate arrangement

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THE SALVIN SUITE

At the heart of the Salvin Suite lies the extraordinary Great Hall, originally the principal dining room of Sherborne House. Created as part of architect Anthony Salvin's remodelling in the 1840s, this remarkable room retains its soaring 24-foot ceiling, exquisite plasterwork, ornate moulded cornicing and a magnificent working fireplace richly carved with fruit and foliage arranged in cornucopia-style garlands.

Enjoying exceptional views across the historic gardens and adjoining parkland, the Great Hall provides a magnificent setting for entertaining while remaining a wonderfully welcoming space for everyday country living. With a beautifully considered sequence of rooms, the Salvin Suite has the balance and natural flow of a gracious country house.

Ownership is further enhanced by Sherborne House's on-site team, including a caretaker, housekeeper and gardeners. In addition to maintaining the house, facilities and grounds, the team provides valuable practical support, from accepting deliveries and admitting contractors to checking apartments during absences and ensuring homes are ready for an owner's return. Whether away for a weekend or several months, owners can leave knowing their homes are being carefully looked after.

SHERBORNE HOUSE & ESTATE

Sherborne has changed remarkably little for centuries. Beyond the gardens, the house merges almost imperceptibly into the 4000-acre Sherborne Park Estate, now protected by the National Trust. The result is a landscape of exceptional permanence, where ancient woodland, open pasture, parkland and quiet lanes remain largely untouched by modern development. It is increasingly rare to find a rural setting where the essential character has remained so remarkably intact, offering owners the reassurance that this extraordinary landscape is likely to endure for generations to come.



Recognised by House & Garden in 2025 as one of the prettiest villages in the Cotswolds, Sherborne has retained its historic character.

The parish church, and traditional village shop / tearoom sit within a landscape shaped over centuries rather than decades. Footpaths wander through parkland and woodland while nearby Burford, Northleach, and Cirencester provide excellent restaurants, shopping and schools within easy reach.

HISTORY OF THE HOUSE

Standing on the site of a former grange belonging to Winchcombe Abbey, Sherborne House is a magnificent Grade II* listed country mansion. Rebuilt by Lewis Wyatt between 1829 and 1834, with its interiors later remodelled by Anthony Salvin, it was sympathetically converted into 30 private apartments in 1982, preserving its exceptional architectural heritage.

In 2025 the communal areas were extensively refurbished under the direction of the internationally renowned Russell Sage Studio, whose distinguished portfolio includes The Fife Arms, The Goring, The Sloane Club and the Oriental Club.

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

The 2026 service charge and sinking fund contribution is £6,831 per quarter. This covers buildings insurance, water, estate staffing, the maintenance of the gardens, grounds and leisure facilities, contributions to a capital repair fund, together with the services of a fulltime on-site caretaker and part-time housekeeper.

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-year lease expiring on 1st Jan 2981. The freehold is owned by Sherborne Park Residents company to which all residents belong.

LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester, GL7 1PX - T: 01285 623000 | W: cotswold.gov.uk

COUNCIL TAX

Band G

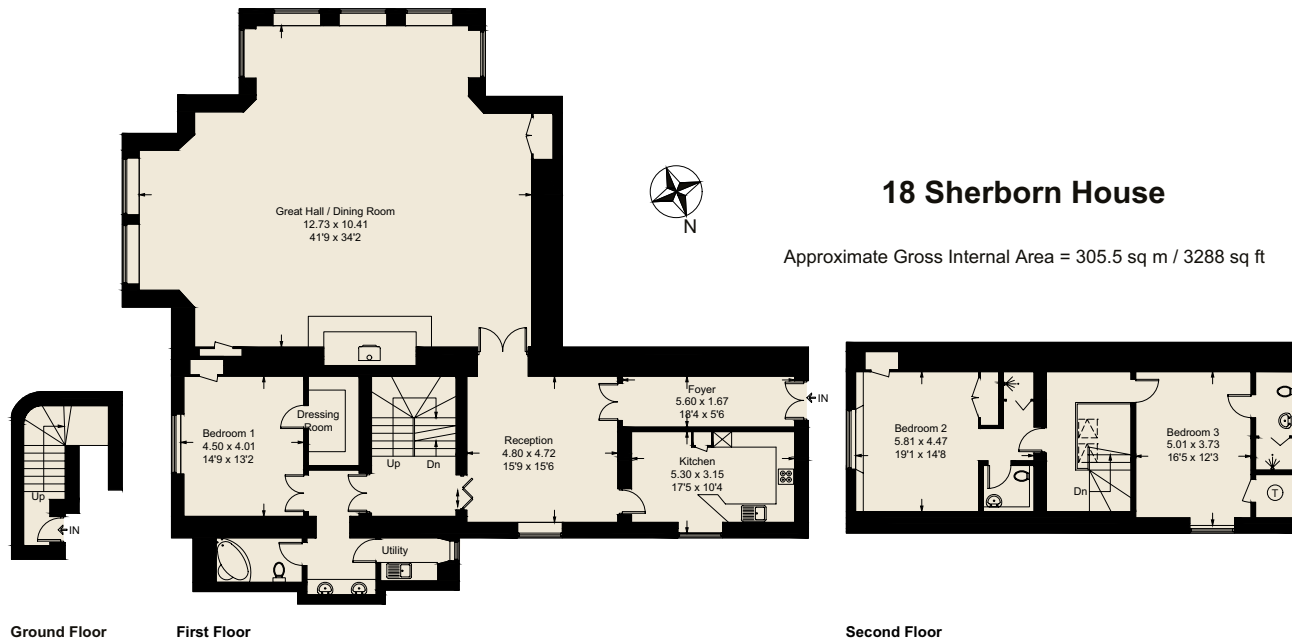
EPC

Rating E

VIEWINGS

Please telephone Henry or Katy at Butler Sherborn, Burford Office - T: 01993 822325 | E: henry@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 visitor 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



Membership Clubs

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



Train stations

Kingham – 13.3 miles
Charlbury – 16.7 miles

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