Otto’s Suite, Sherborne House
Sherborne, Gloucestershire

TO LET

A beautifully appointed, ground floor studio apartment situated in a substantial Grade I* Listed country mansion, set in 12 acres of manicured gardens and grounds

Accommodation

Open-Plan Living & Sleeping Area • Kitchen • Shower Room
Use of communal gardens • Tennis Court • Heated Swimming Pool, Sauna & Gym • Orangery
Residential parking for 1 car • Additional visitors parking available

Description

Otto's Suite offers something increasingly difficult to find in the Cotswolds: a beautifully designed and manageable private pied-à-terre with the architectural presence, grounds and amenities of a substantial country estate. Its extraordinary ceiling height, oversized historic window and carefully considered interiors give this compact apartment a character and sense of scale far beyond its footprint — an intimate private suite within one of the North Cotswolds' most distinctive historic residences.

Outside there are beautifully maintained gardens and an orangery which provides a lovely seating area for peace and tranquility. The tenant, as a resident of Sherborne House, also benefits from use of the communal gardens, which extend to around 12 acres, the heated swimming pool, sauna, gym and tennis court.

Situation & Amenities

Burford 6 miles • Northleach 6 miles • Cheltenham 16 miles • Oxford 25 miles
(all distances approximate)

Sherborne Village is a pretty Cotswold village which lies between Northleach and Burford on the Oxfordshire/Gloucestershire border. The village and surrounding land is predominately owned by the National Trust providing wonderful country and woodland walks, within an Area of Outstanding Natural Beauty. The village also benefits from a Parish Church, village shop/café, primary school and social club.

Northleach and Burford provide everyday shopping facilities, excellent eateries, public houses, antique shops. The larger centres of Oxford and Cheltenham provide a wide range of shopping and entertainment facilities.

The renowned Daylesford Organic Farmshop is a short drive away (approx. 12 miles), with its farm shop, restaurants, deli, homeware, fashion and spa. Further east, Soho Farmhouse (approx. 25 miles) is an exclusive rural member's club and hotel, set within 100 acres of Oxfordshire countryside.

Travel Connections
The combination of historic architecture, extensive private grounds and leisure facilities makes Sherborne House an exceptionally unusual proposition within the Cotswolds.

The **A40** provides convenient access east towards Oxford and the M40 and west towards Cheltenham and the M5.

Kingham and Charlbury railway stations provide regular services to **London Paddington**, making Otto's Suite particularly well suited to someone looking for a permanent Cotswolds base while retaining easy connections with London.

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Butler Sherborn

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The Property Ombudsman

Fixtures and Fittings

Available to let **Fully Furnished.** Electric cooker with extractor over, washing machine & fridge.

(Please note any items shown in marketing material or during a viewing are subject to change prior to a tenancy commencing).

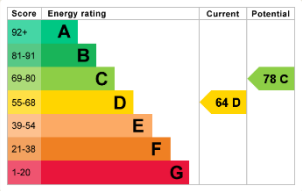
Services

Mains Water

Mains Electricity & Heating

Private Drainage

Telephone and Broadband availability subject to individual packages and BT transfer regulations.



Outgoings

The tenant(s) will be required to pay the equivalent of 5 weeks rent, as security deposit.
All other outgoings, running costs and maintenance charge is included in the monthly rent.

Viewings Strictly by appointment - Tel: 01993 822325

Directions GL54 3DZ

From Burford, travel on the A40 west, towards Cheltenham for approx. 6 miles, then turn right at the second turning for Sherborne (signed Sherborne 1 ¾ miles, Clapton 3 miles). Proceed down the hill and turn right at the crossroads into to the village. Continue for approx. 350 yards and the entrance to Sherborne House will be found on the right. Turning into the driveway proceed to the visitor parking on the left hand side where you will be met by a member of Butler Sherborn staff, who will escort you to the apartment.

What3Words: ///loyal.gasp.imperious