

19 BROCKHAMPTON PARK, BROCKHAMPTON, CHELTENHAM, GL54 5SP

FOR SALE BY AUCTION

A RARE OPPORTUNITY TO PURCHASE A ONE BEDROOM TOP FLOOR APARTMENT IN A HISTORIC PERIOD CONVERSION IN AN IDYLLIC SETTING IN THE COTSWOLDS AN IDEAL LOCK UP AND LEAVE AND A FABULOUS RETREAT ONLY 92 MILES OF LONDON

LOCATION:

what3words:///spoon.rollers.movements

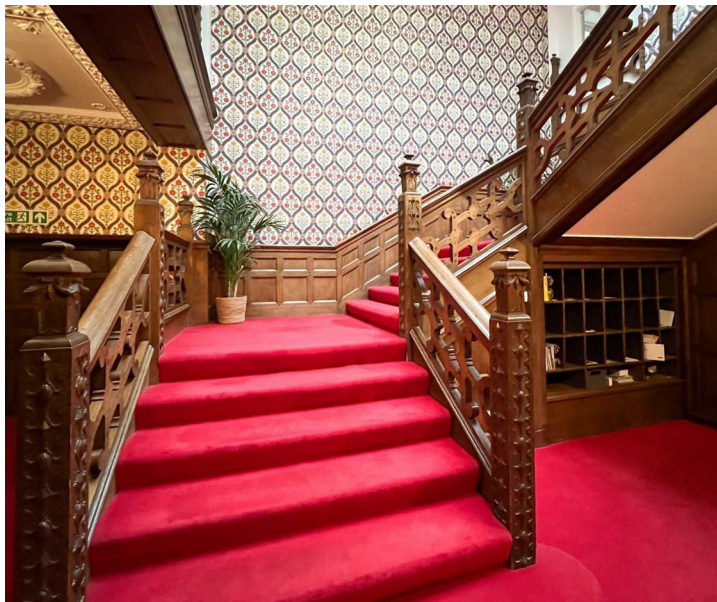
- FOR SALE BY AUCTION 15th December 2026
- Good condition throughout
- 1 bedroom
- Sitting room with views
- Double bedroom with wardrobes
- Allocated car parking
- Communal gardens & grounds
- Tranquil rural position
- Heating is by plug in electric heaters (not supplied)
- SEE DISPLAYED VIEWING TIMES

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SALES & LETTINGS

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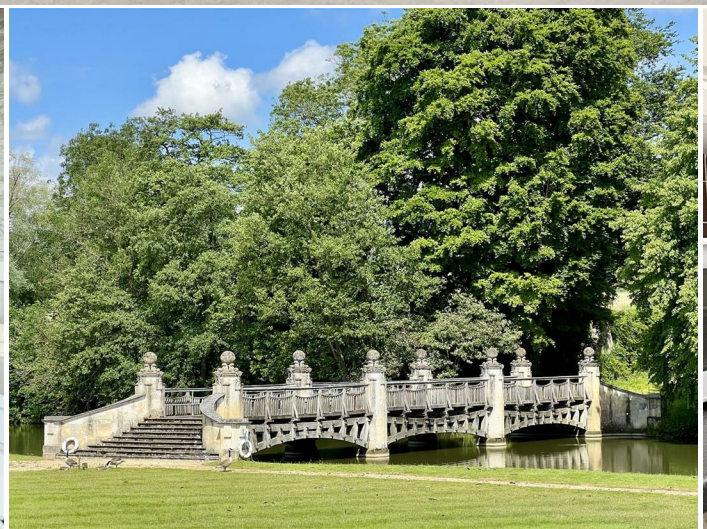














THE AUCTION PROPERTY

This well-proportioned second floor flat has been improved by the present owners and features far reaching views to the front and the rear. Upon entering this historic building, the grandeur and proportions are immediately evident, with a large reception hall, original returning staircase and a quite stunning communal sitting room. The front door of the flat leads into a 'L' shaped entrance hall with views to the front and which provides access to all rooms. The sitting room, to the rear of the flat features tall wide window providing views over the valley, lake and bridge beyond. The double bedroom with fitted wardrobes and storage is situated quietly to the rear of the building. Both the bathroom and kitchen are well appointed with modern fittings. The majority of the flat has 10' ceilings contributing to the property's spacious feel with the sitting room and bedroom having feature cast iron 'arts and crafts' style fireplaces. As you enter Brockhampton Park, a double allocated car parking space (marked T) can be found on the right hand side. Beyond is Brockhampton Park House itself, sitting in approximately 8 acres of beautiful communal grounds including a lake with bridge all surrounded by rolling countryside. The lawns are divided by paths which provide access to an attractive summerhouse. To the front of the house, the grounds have been terraced and are currently planted as a summer meadow. In addition there is a partly walled orchard with herb garden and a clothes drying area.

GENERAL

Services: Mains electricity and water are connected. Drainage is private.
Local Authority: Cotswold District Council.
Council Tax: Band C.
EPC: C (72/76)
Parking: 2 allocated car parking spaces marked 'T'.
Title Number: GR116007

LEASE

Tenure: Leasehold with a share of the freehold.
Lease: 999 years commencing 1st January 1979 - 952 years remaining.
Service Charge: £4,000 per annum
Ground Rent: £20 per annum
Managing Agents: Ash & Company - Cheltenham.
Pets: Are allowed at the discretion of the management company.

ADDITIONAL INFORMATION

There are 21 flats within the building. The supplementary communal heating system is fired by water based heat pumps located in the lake. The heating is available for approximately 9-10 months of the year September to June. Heating is by plug in electric heaters (not supplied) - all flats have individual electricity meters. There is no gas within the building. Brockhampton Park House is a 17th century Grade II listed country house. Within the building is allocated cellar storage.

BROCKHAMPTON PARK

Additional information including photographs of the interior public rooms and the gardens is available at: www.brockhamptonpark.com

AUCTION VIEWING AND AGENTS NOTE



VIEWING: The property will be shown by open viewing days. Saturday 28th November 2026 & Saturday 5th December 2026 for 1 hour from 11.00 a.m.

AUCTION NOTES: A legal pack has been prepared and available by visiting our website. Any interested party must register to bid. The property will be sold via our online Auction platform.

AUCTION: The sale will commence on the 16th December 2026 at 12.00 noon. Please ensure you have registered in good time as we are required to carry out AML on all prospective buyers prior to accepting a bid.

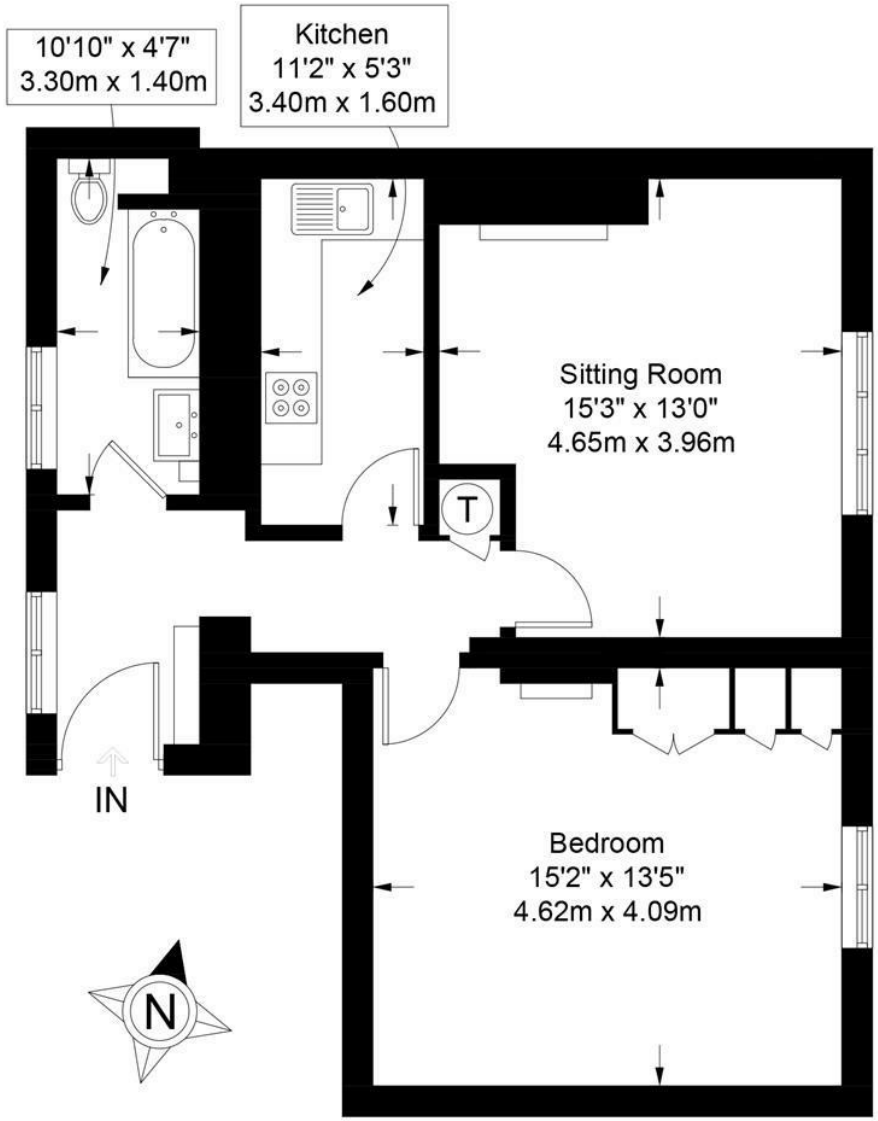
BUYERS NOTE: If you intend to bid you will be required to place a security deposit. If you are the successful bidder a buyers premium of £1500 + VAT is always payable upon exchange of contracts whether the sale is concluded before the Auction, during or after the Auction end date payable on the fall of the electronic gavel. Terms and conditions available upon request.

SOLICITOR & COMPLETION:
Frank Smith & Co
Essex House, 18 Rodney Rd, Cheltenham GL50 1JJ
Solicitor: Liam Brown
Telephone: 01242 358171
Email: Liam@franksmithandco.com
Completion: 20 working days or earlier by agreement following the sale.









Approximate Gross Internal Area = 613 sq ft / 57.0 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.
Please check all details before making any decisions reliant upon them.
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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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. PRN: 19920906



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