# FLAT 5

MANOR HOUSE, EASTLEACH, GLOUCESTERSHIRE

A beautifully presented three-double bedroom apartment set on the second floor of an impressive Victorian country manor house, offering allocated parking and shared enjoyment of approximately 3 acres of picturesque landscaped grounds

**Accommodation:** Three double bedrooms, one with adjoining bathroom • Family bath and shower room
Sitting room, open to kitchen/breakfast room • Utility

**Outside:** Driveway parking
Approximately 3 acres of communal grounds

Butler Sherborn


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### The London Office

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## DESCRIPTION

Flat 5 is an incredibly spacious second-floor apartment, occupying approximately 1,849 sq ft, and occupying the entire top floor of a beautiful Victorian country manor. This character-filled home offers three generous double bedrooms, all with built-in storage and windows that over-look the buildings picturesque grounds. One of the bedrooms benefits from an adjoining show-er room, adding a touch of convenience and privacy.

The main living space is thoughtfully positioned at the end of the hallway, featuring a charming log-burning stove and offering ample room for entertaining. A few steps lead up to the kitchen/dining room, which is both stylish and functional fitted with granite work surfaces, classic country-style cream units, and a feature bay window with delightful views across the side lawns.

This apartment blends period elegance with practical living, all set within a peaceful and well-maintained estate, complete with parking and access to well-tended communal grounds.

## SERVICES

Mains water, electricity and drainage. Gigaclear broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

## 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 years from 1st May 1982) with a share of the Freehold.

## 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.

N.B A covenant exists that prohibits the apartments to be used as holiday let investments.

## LOCAL AUTHORITY

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

**COUNCIL TAX:** Band E

## VIEWINGS

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888 E Bur@butlersherborn.co.uk

## DIRECTIONS (GL7 3NQ)

From Burford roundabout take the A361 towards Lechlade. After 2 miles turn right at the Cotswold Wildlife Park, signposted Holwell. Follow the lane, crossing over the first junction and taking the next left. Continue until you reach Eastleach. After reaching the village, just after the turning for Turville barns on your left, take the next left up a gated driveway to the right of the building there is a driveway to the right. The entrance to the apartment will be on the left.

**what3words:** ///juices.type.convey

## Pubs
Victoria Inn, Eastleach – 0.1 miles
The Swan, Southrop - 1.2 miles
The Five Alls, Filkins - 3.7 miles

## Schools
Southrop C of E Primary School – 1.3 miles
Hatherop Castle - 3.4 miles
Farmor's School, Fairford - 4.8 miles

## Train station
Charlbury - 13 miles

## Members Clubs
Estelle Manor – 20.4 miles
Daylesford – 16.3 miles
Thyme, Southrop – 2.1 miles

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# Flat 5 Manor House, Eastleach, GL7 3NQ

**Third Floor**

Approximate Gross Internal Area = 171.8 sq m / 1849 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1205084)

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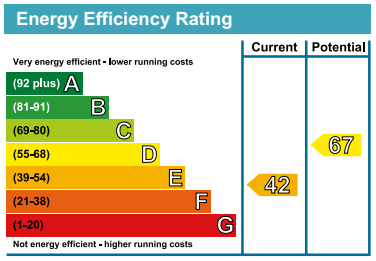


The Property Ombudsman

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