



A ground floor apartment within a converted country house

Apartment 7 Brockhampton Park Brockhampton Cheltenham GL54 5SP

Entrance hall • drawing room • kitchen • two bedrooms • bathroom • allocated cellar storage • two allocated parking spaces • use of eight acres of communal grounds with lake and fishing rights

Situation

Brockhampton is a small Cotswold village with a popular pub (The Craven Arms) surrounded by beautiful rolling countryside, yet convenient for a number of centres. The A40, which provides good east/west access to London, Cheltenham, Gloucester and the M5, is less than a couple of miles away, whilst the nearby Fosseway gives excellent north/south access. The village of Andoversford offers a thriving primary school, a post office and stores and pub. Cheltenham, less than 6 miles away, has a wide range of educational, shopping and leisure amenities. There are also a number of golf courses locally including Shipton and Cotswold Hills.

Description

Brockhampton Park is a splendid Grade II listed country house built by Paul Pearte, comptroller to Charles 1 between 1639 - 1642. Substantial alterations were made to the house in the 19th and 20th centuries. The property was then divided into apartments in 1979.

The gardens and grounds are a particular feature being a tranquil setting, especially with the lake with its bridge and surrounding woodland. The wide expanses of lawn are divided by paths and to the south east of the house is a two storey summerhouse with

'tudor' arched openings. On the opposite side of the house there is a partly walled orchard with herb garden and clothes drying area. This apartment has two private parking spaces and access to guest parking. The apartment has fishing rights on the lake and in total the grounds extend to approximately 8 acres. Pets are allowed at the discretion of the management company. There is allocated cellar storage, and also bike rack storage space.

This apartment is situated on the ground floor. The property retains some wonderful original period features including ornate and large windows, high ceilings with mouldings and friezes and a handsome period fireplace in the sitting room. The kitchen is fitted with floor and wall cupboards and appliances including a fitted oven, hob, washer/dryer, freezer and granite work surfaces, with a marble effect tiled floor. The stylish bathroom has a shower cubicle and separate bath, twin glass hand basins and a marble effect tiled floor. Both bedrooms have fitted cupboards and there is a lovely inner hallway with an attractive leaded and stained glass window and ceiling feature. The property has previously been used as a successful rental and would allow a purchaser to put their own stamp on the accommodation.



**Tenure**

Whilst owning a share of the freehold, the property is on a lease of 999 years commencing 1st January 1979. We are advised by the vendors that the service charge is currently £4464 per annum. The building has very recently installed a ground source heat pump and it is expected that this will reduce running costs.

Council Tax

Band = E

Viewing

Strictly by appointment with Savills.

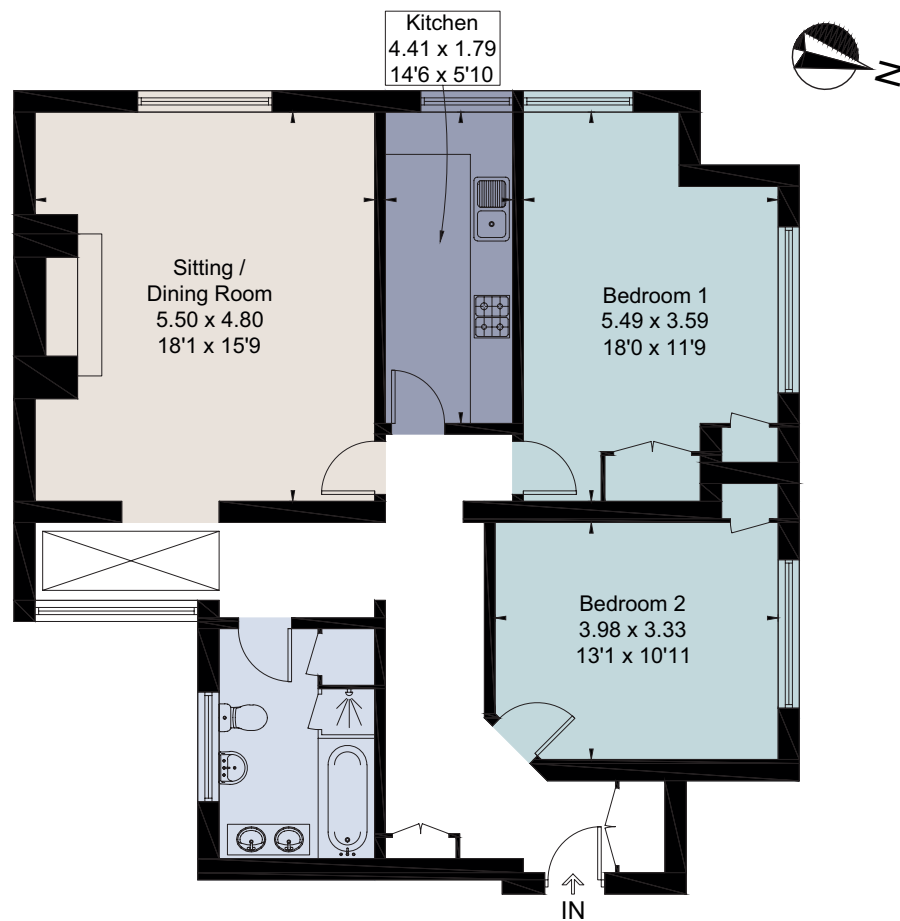
Services

Mains water and electricity.
Ground source heating system.
Private drainage.



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Approximate Area 98.1 sq m / 1056 sq ft



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