

SENNINGTON HOUSE







# SENNINGTON HOUSE

AN INSPIRATIONAL ENGLISH COUNTRY HOUSE IN  
AN OUTSTANDING RURAL, COTSWOLDS SETTING



SHERBOURNE  
DEVELOPMENTS





CGI ARTISTS IMPRESSION







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# ACCOMODATION SUMMARY

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SENNINGTON HOUSE, PARK LANE, SEVENHAMPTON, CHELTENHAM, GL54 5TP

19 ACRES – 7.7 HECTARES

An inspirational English country house in an outstanding rural, Cotswolds setting.

## MAIN HOUSE

Total 720m<sup>2</sup> (7,750 sqft)

### **GROUND FLOOR • 335m<sup>2</sup> (3,606 sqft)**

Hallway, dining room, drawing room, kitchen, study, family room, utility, two WCs, plant room, boot room, wine store.

### **FIRST FLOOR • 227m<sup>2</sup> (2,443 sqft)**

Master bedroom suite with dressing room and en suite bathroom, three further bedroom suites, galleried landing.

### **ATTIC FLOOR • 158m<sup>2</sup> (1,700 sqft)**

Three bedroom suites, linen storage, storeroom and galleried landing.

## GARAGE & ANNEX

Total 139.25m<sup>2</sup> (1,500 sqft)

### **GROUND FLOOR • 74.75m<sup>2</sup> (804 sqft) excl. stairs**

Carport, garage, store, WC.

### **FIRST FLOOR • 64.5m<sup>2</sup> (694 sqft) incl. stairs**

Living room/kitchen, bedroom, en suite bathroom.

## POOL HOUSE

Total 21.3m<sup>2</sup> (229 sqft)

## OPTIONAL EXTRAS:

Further landscaping designs available on request.

Completion 2025/2026

Cheltenham – 7 miles • Brockhampton – 0.5 Miles • Charlton Kings – 5.3 Miles •  
Kingham station – 16 miles • Moreton-in-Marsh – 15 miles.

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SENNINGTON HOUSE

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North Elevation



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## THE APPROACH

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Approached via an impressive private driveway off a quiet country lane, this stunning property offers substantial and luxurious accommodation arranged over three floors. Sennington House is surrounded by some of the most attractive undulating countryside in the Cotswolds. This is England at its most tranquil and most beautiful, with unspoilt hamlets and villages tucked into a landscape barely touched by time.

The plan for the main house includes four-bedroom suites, three further bedrooms with a family bathroom, and five reception rooms. In addition to the main house, there is a large garage with parking for three cars and a one-bedroom flat above.

Planning permission has been granted for a leisure complex featuring a swimming pool and pool house to contain a changing room and associated plant. There is potential for a tennis court, but this would require an additional planning application.

The house itself sits elevated on the plot, with the principal rooms enjoying a southern aspect across the grounds to unspoilt farmland beyond.

The mature garden has areas of soft woodland, natural meadow and tended lawn.

Sherbourne Developments expects the homes it creates to become the listed properties of tomorrow, building them around the efficiencies, economies, and radical technologies available today.

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# LOCATION

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## SEVENHAMPTON, NR. CHELTENHAM GL54 5TP

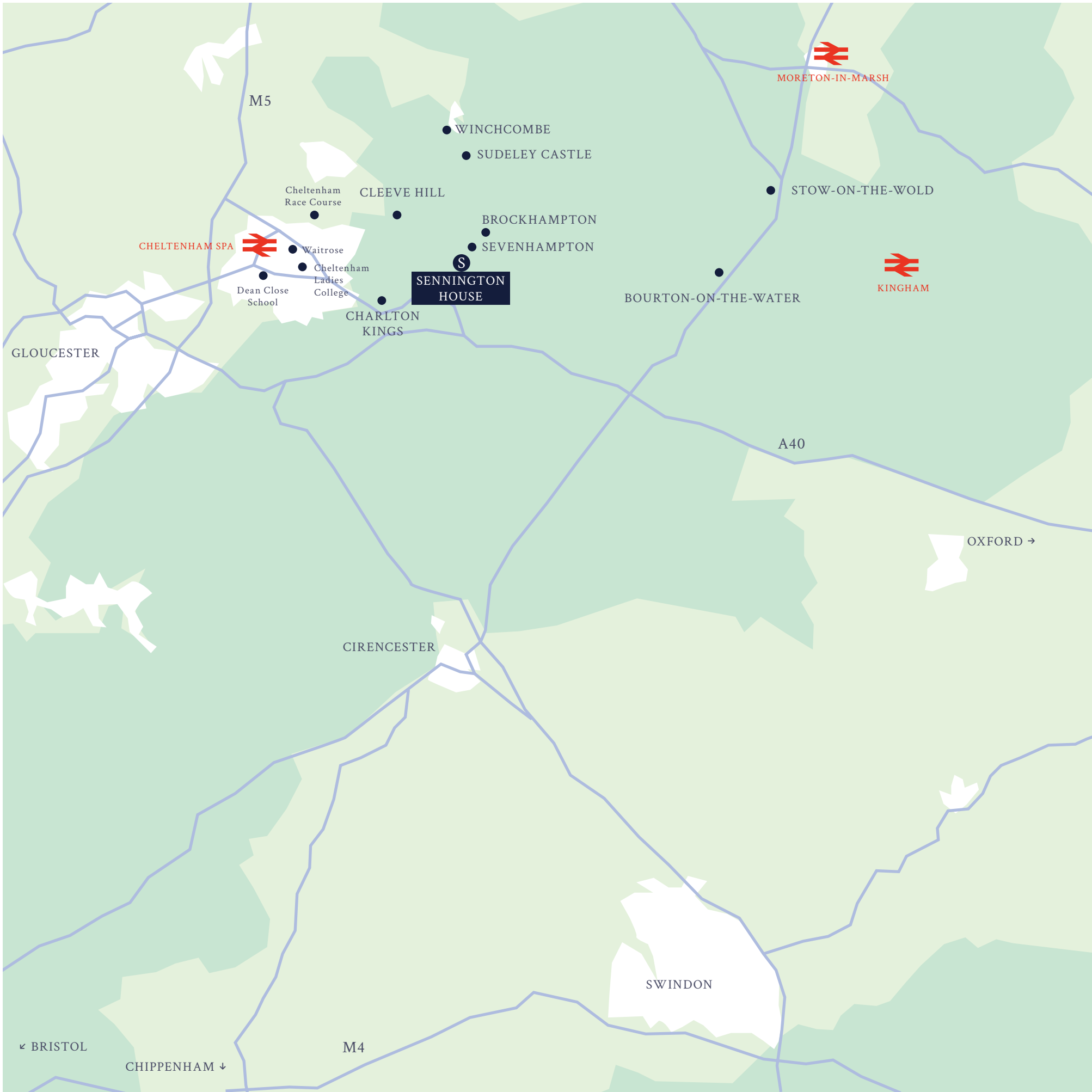
Located between Sevenhampton and Brockhampton (closer to the latter) – two of The north Cotswolds’ most sought after villages. It is rare to find a home and acreage on this scale for sale in this sought after village. This area is well known for its exceptional riding and walking countryside, with a good selection of local bridleways and footpaths.

The village benefits from being a midway point between some of the larger town centres in the area. Brockhampton epitomises the semi-rural lifestyle that is so widely sought yet increasingly difficult to find. A number of widely reputed hotels and farm shops, ideal as meeting places, are within the local area including the famed Daylesford Farm Shop, Estelle Manor and Soho Farmhouse: all a comfortable drive away. True Cotswold villages such as Stow-on-The-Wold, Bourton-on-The-Water and Winchcombe, the latter only a short scenic drive from the property, offer excellent dining options, classic pubs, boutique shops and a selection of supermarkets.

Cheltenham’s centre is a mere 6 miles away and offers a cosmopolitan way of life, first-rate shopping and fine eateries, in addition to a range of excellent schools including The Cheltenham Ladies’ College, Cheltenham College, St Edwards’ and Dean Close. The nationally renowned Balcarras Secondary school in Charlton Kings is even closer.

As well as superb educational facilities the town is well known for the many festivals it hosts, notably jazz, literature and food in addition to National Hunt Racing at Cheltenham racecourse and the cricket festival. For the sporting enthusiast there are ample opportunities including golf at both nearby Shipton and Nauton Downs, The Lakes in South Cerney and a shooting school at Ian Colley, to name but a few.

Whilst beautifully semi-rural, the village is extremely accessible having the A40 within two miles of the property, providing good east/west access to London, Cheltenham and the M5, whilst the nearby Fosseway gives excellent north/south access. For the rail commuter, both Kingham Station and Morton-in-Marsh can be reached in less than 20 minutes, providing a fast train into London Paddington.



M5

MORETON-IN-MARSH

WINCHCOMBE

SUDELEY CASTLE

Cheltenham Race Course

CLEEVE HILL

STOW-ON-THE-WOLD

CHEL TENHAM SPA

Waitrose

BROCKHAMPTON

SEVENHAMPTON

Dean Close School

Cheltenham Ladies College

SENNINGTON HOUSE

BOURTON-ON-THE-WATER

KINGHAM

CHARLTON KINGS

GLOUCESTER

A40

OXFORD →

CIRENCESTER

SWINDON

← BRISTOL

M4

CHIPPENHAM ↓

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## QUALITY & CRAFTSMANSHIP

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Informed throughout by classical Georgian references, time-honoured craftsmanship informed by classical Georgian architecture, Sennington House sympathetically weaves time-honoured craftsmanship into its fabric. Both traditional and modern materials enhance the charm and grandeur of this country home. Externally, the blue-grey tones of the traditional Welsh slate roof contrasts with the soft hues of stone on the window surrounds and quoins, and a cream-coloured lime render finish to the external walls. The wooden box-frame sliding sash windows are made by local joiners and are hand-painted.

A broad, stone porch frames the entrance, creating an impressive formal transition into the classically designed interior. Internally, Palladian proportions quickly become evident – high ceilings amplify the natural light and highlight the detail of the elegant cornicing in the reception rooms. Bespoke skirting, architraves and door linings complete the Georgian-inspired interior. On the garden front a round double-height bay window overlooks the impressive landscape, and on the entrance front two flanking pavilions provide garaging and storage.

Impeccable attention to detail sets this home apart. Sherbourne Developments source the finest natural stone and wood flooring, beautifully detailed fireplace surrounds, traditionally crafted joinery and luxurious bathrooms and kitchens. The quality of our buildings is to such a level that we believe that we are building the listed houses of the future.

Sennington House exemplifies the uniquely English ability to embrace the present while celebrating the past. Period detailing within the interiors blends seamlessly with the conveniences of modern living. The house features underfloor heating on the ground and first floors, pre-wiring for lighting and select audio-visual systems in several zones and the provision for future commissioning of security and CCTV systems.





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# SPECIFICATION

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## GROUND FLOOR

FLOORING: Natural limestone sealed flooring with underfloor heating water system.

FIREPLACES: Large natural stone gas fireplaces with stone internals and stone hearth.

STAIRCASE: A Georgian feature staircase with solid timber handrail and painted spindles.  
A runner with stair rods finish a grand staircase.

JOINERY: Tailormade joinery in all main key areas. A combination of hand painted doors with veneered internal carcasses to joinery units. Worktops in a combination of quartz and natural stone.  
Additional designs available for other areas.

KITCHEN: For latest designs and specification, please contact Aimee Collett - [aimee@sherbourne-developments.co.uk](mailto:aimee@sherbourne-developments.co.uk)

## FIRST FLOOR

FLOORING: Bedrooms and landings are prepared for carpet, ready fitted with underlay suitable for underfloor heating.

WARDROBES: Master bedroom and dressing rooms with hand-crafted cabinetry, internally lined with oak veneer and fitted with adjustable shelves, drawers and hanging rails, and integrated LED lighting. Features such shoe storage, additional internal drawers, jewellery trays and bespoke solutions can be specified as an option. Additional designs available for other bedrooms and dressing rooms.

Selected sanitaryware and brassware by brands such as Lefroy Brooks, tiled in a variety of natural stones and marbles from suppliers such as Artisans of Devizes. Freestanding baths, under-mounted baths with marble surrounds and bespoke-made marble topped vanity units along with bespoke shower screens.



## SECOND FLOOR

FLOORING: Bedrooms and landings are prepared for carpet.

BATHROOMS: Selected sanitaryware and taps, large showers tiled in high-quality porcelain tiles and mirrors. Additional designs available for other bathrooms and feature lighting.

## GENERAL

WINDOWS & DOORS: Bespoke, hand-made sash windows and large doors, hardwood where appropriate. Bespoke plaster mouldings, panelling and woodwork created using traditional mouldings.

HEATING: Typically, an air-source heat pump backed up by an oil-fired boiler. Thermostatically controlled underfloor heating to basement, ground & first floors.

LIGHTING: Energy efficient, warm-white LED lighting throughout. Layered lighting schemes will also include pendant lights and wall lights. Bathroom lighting includes low level PIR operated night lights. 5 Amp circuit provided.

HOME AUTOMATION: Wired data cable and Wifi installed throughout for home automation. Ceiling speakers wired in main reception areas. Additional designs available for areas.

SECURITY: The house will be fitted with a security alarm, with wiring provision for cameras

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# PLANS

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TOTAL SITE

SITE MAP

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Drive

ENLARGED:  
HOUSE &  
GARDENS

Garage

Sennington House

Pool

Pool  
House

Woodland

*Please note: Site Plans are for illustrative purposes only.*

*Not to scale. Exact boundaries, areas and positions are subject to change*





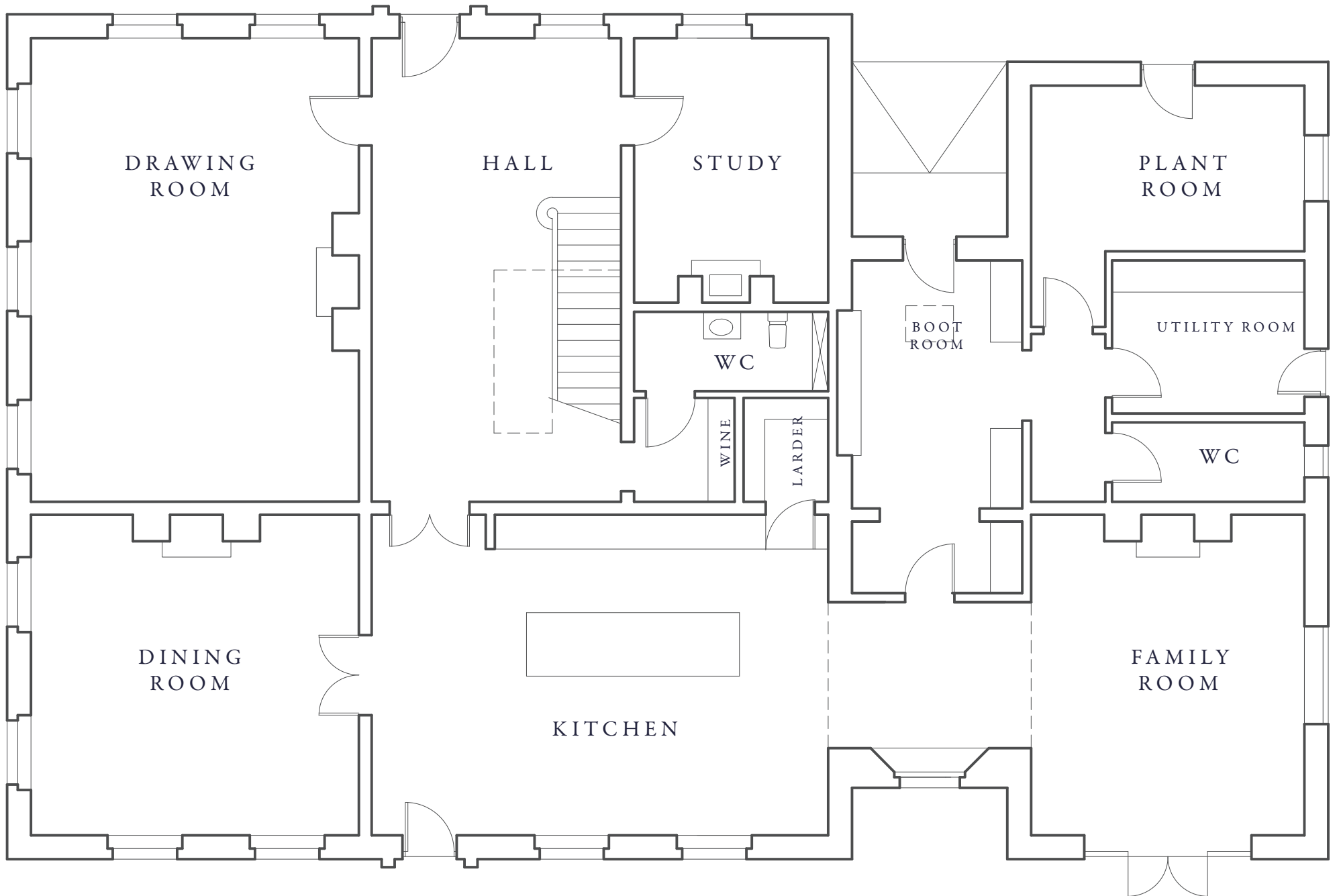
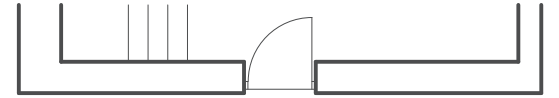


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# GROUND FLOOR

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SEE GARAGE PLANS



GROUND FLOOR - 335M<sup>2</sup> (3,606 SQFT)

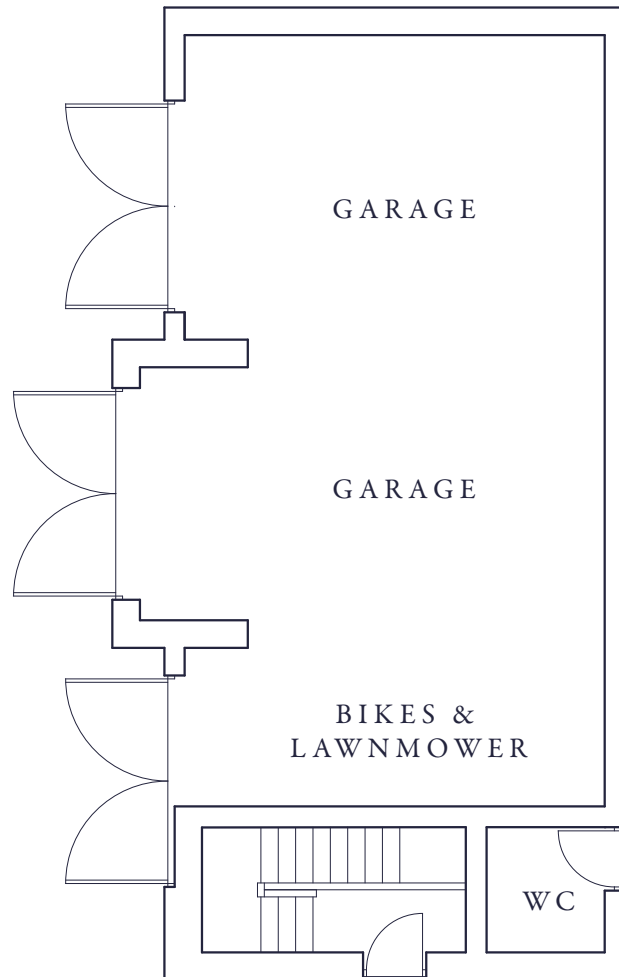
*Please note: Floor plans are not to scale and are for illustrative purposes only. Exact room sizes and layouts will be adjusted during construction.*

*Bathroom and Kitchen layouts are indicative and subject to change. Dimensions are approximate.*

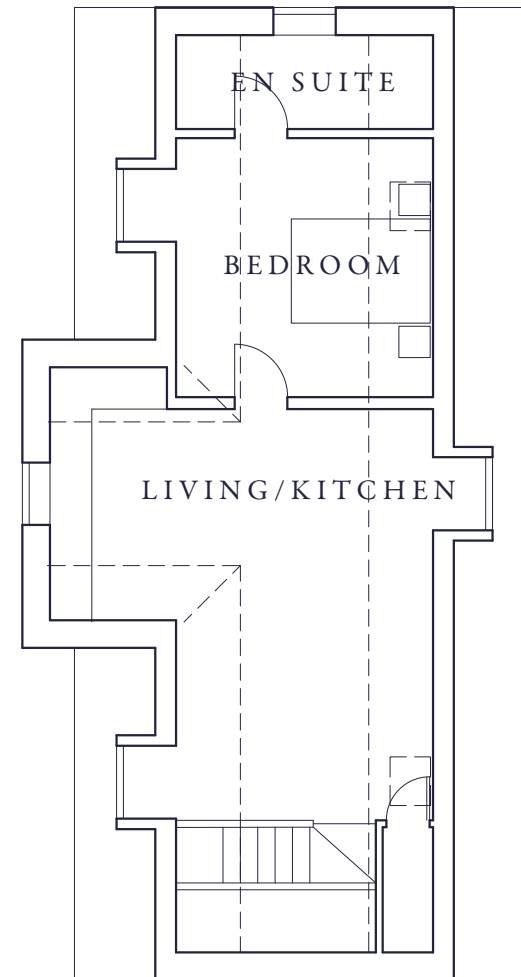
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# GARAGE

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GROUND FLOOR PLAN



FIRST FLOOR PLAN



PLANT ROOM

GARAGE EXC STAIRS – 74.75M<sup>2</sup> (804 SQFT)

ANNEX (inc. STAIRS) – 64.5M<sup>2</sup> (694 SQFT)

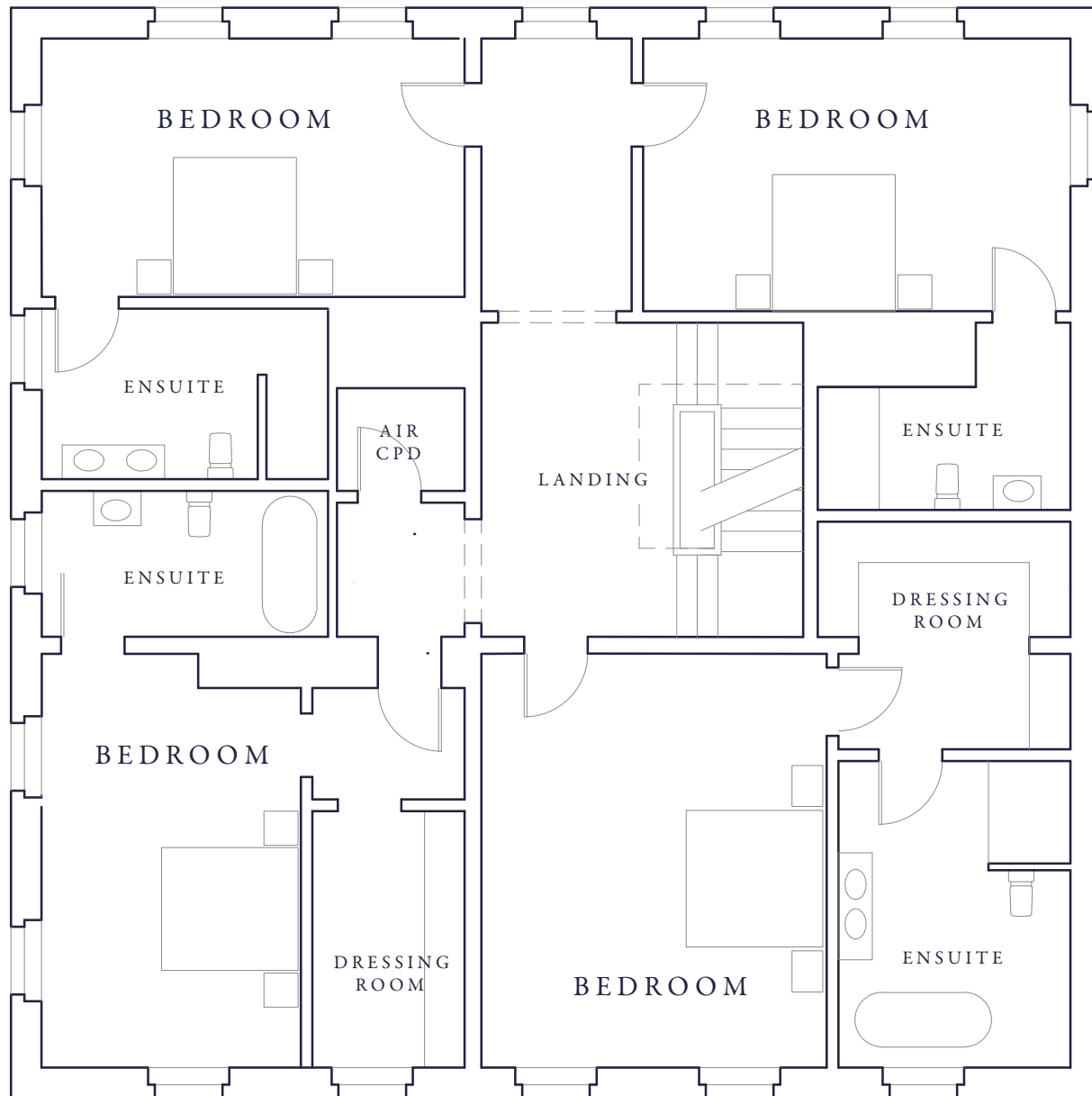
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# FIRST FLOOR

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FIRST FLOOR – 227M<sup>2</sup> (2443 SQFT)

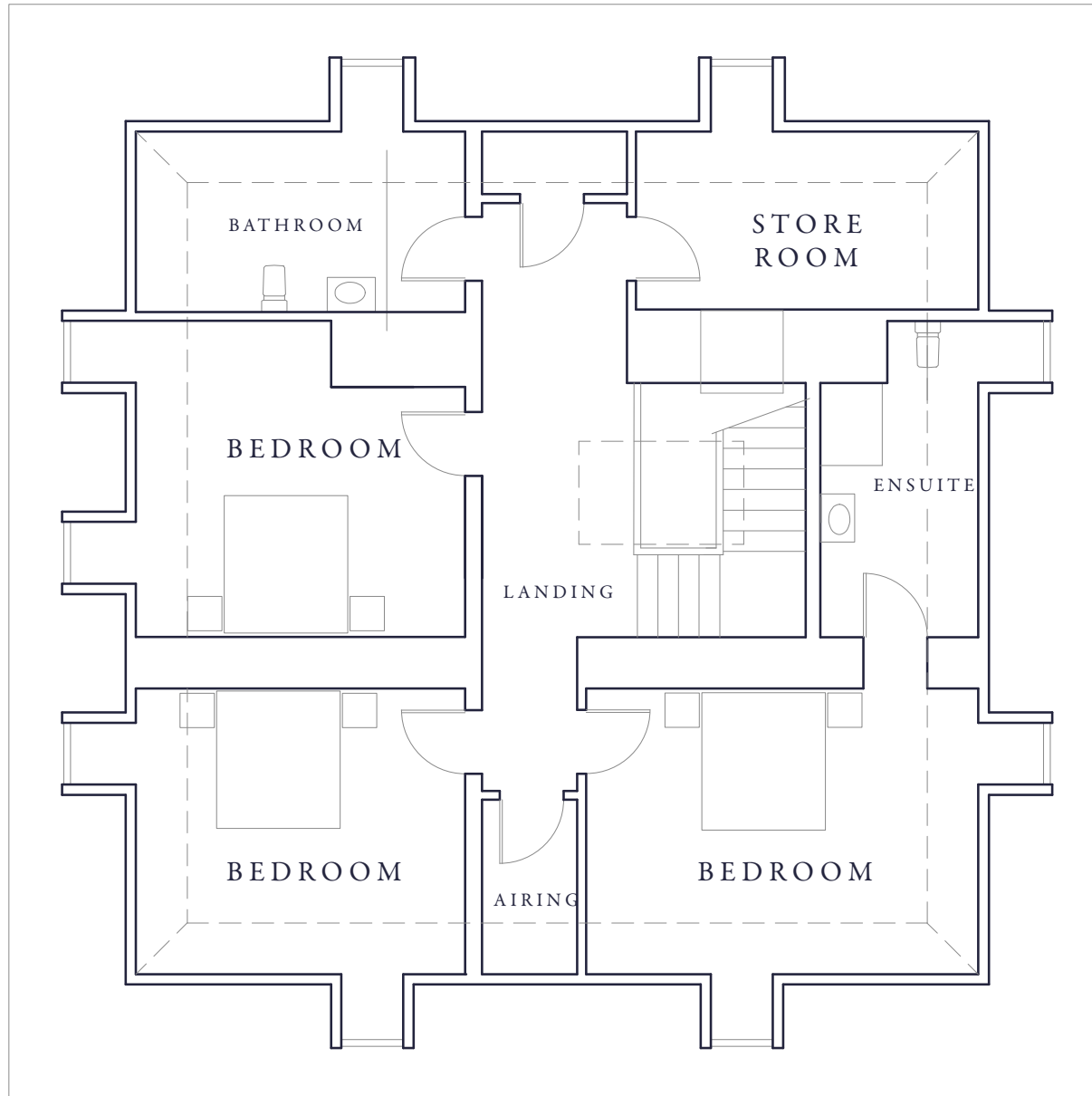
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## ATTIC FLOOR

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ATTIC – 158M<sup>2</sup> (1700 SQFT)

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## ADDITIONAL INFORMATION

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Additional Information

Services

Main water, electricity, Calor gas, private drainage.

Cotswold District Council – 01285 623000

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## SUSTAINABILITY

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Sherbourne Developments is a responsible developer, committed to environmental issues. We are committed to creating developments which are both high-quality and environmentally friendly places to live. We aim to minimise our impact on the environment and maximise the implementation of sustainable initiatives wherever possible. Our health, safety and energy goals all share the same aim of protecting the environment.

Our properties are created with our client's wellbeing in mind, whether it is as simple as ensuring their new house offers the highest standards in technology, such as using solar panels.

We also ensure our developments support and benefit biodiversity and the local wildlife – ecological strategies include using bat and bird boxes to encourage wildlife, as well as allowing for wildflowers to grow and retaining mature trees.

We are also proud to regenerate and restore many brownfield sites that have fallen into disuse, which in turn helps to improve the local area and the environment.

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# SHERBOURNE DEVELOPMENTS

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SHERBOURNE DEVELOPMENTS BRINGS, TO A VERY TRADITIONAL MARKET, A FRESH PERSPECTIVE ON WHAT OUR CLIENTS' DEMAND FROM A HOME IN THE 21ST CENTURY

We favour a sharper, more engaging take on design and service utilising the best traditional materials and up-to-date technologies in all our homes. We build properties that both celebrate our architectural heritage and the avant-garde whilst focusing on innovation in construction, comfort and luxury.

Sherbourne Developments accompanies you at every step towards your new home; through each individual room, utility and fitting until each detail is as perfect and welcoming as it should be.

Allow us to lead you on your unique Sherbourne journey.

Sherbourne Developments has now received three United Kingdom Property Awards – 2020-21, 2021-22 and 2023-2024 – one of the most highly acclaimed industry awards.

These are achievements which are recognised as a mark of excellence for property professionals.





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# SHERBOURNE TAILORMADE

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The age-old English dream of country living is more appealing than ever. However, building a luxury country house is a complex and specialised undertaking that can take years to complete. At Sherbourne Tailormade we take you from conception all the way through to completion. We find you the site, we design and build the dream property, we will take you through every part of the process from end to end.

By choosing the market's leading luxury country house specialist you'll benefit from the advice of experts who can offer a guiding hand on the hundreds (if not thousands) of decisions you'll need to make to realise your vision. Whether you favour period or contemporary style we will ensure you enjoy the luxury, comfort, and convenience that modern building technology offers.

Our architecture, design, interior design, and construction project management services are also offered as stand-alone services to clients already undertaking works. The service is totally bespoke. Tailormade brings together all of our disciplines under one roof. This is how the most beautifully, personalised homes are realised, and we are able to deliver to the highest levels of client satisfaction.

For more information, please contact:

[enquiries@sherbourne-tailormade.co.uk](mailto:enquiries@sherbourne-tailormade.co.uk)

+44 (0) 1672 511522, [www.sherbourne-tailormade.com](http://www.sherbourne-tailormade.com)



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# SHERBOURNE INTERIORS

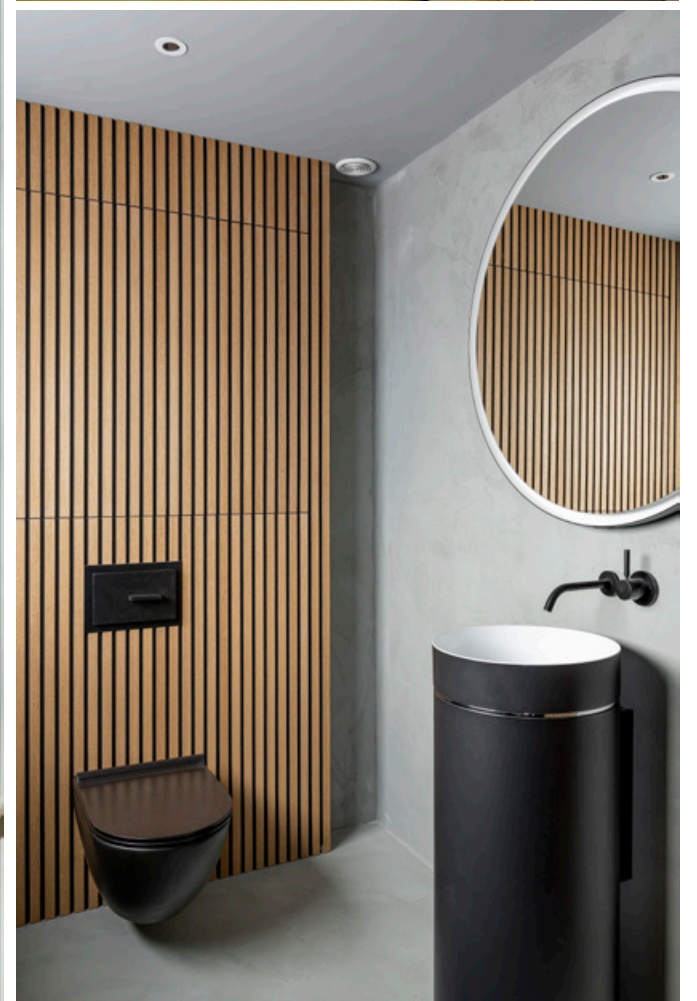
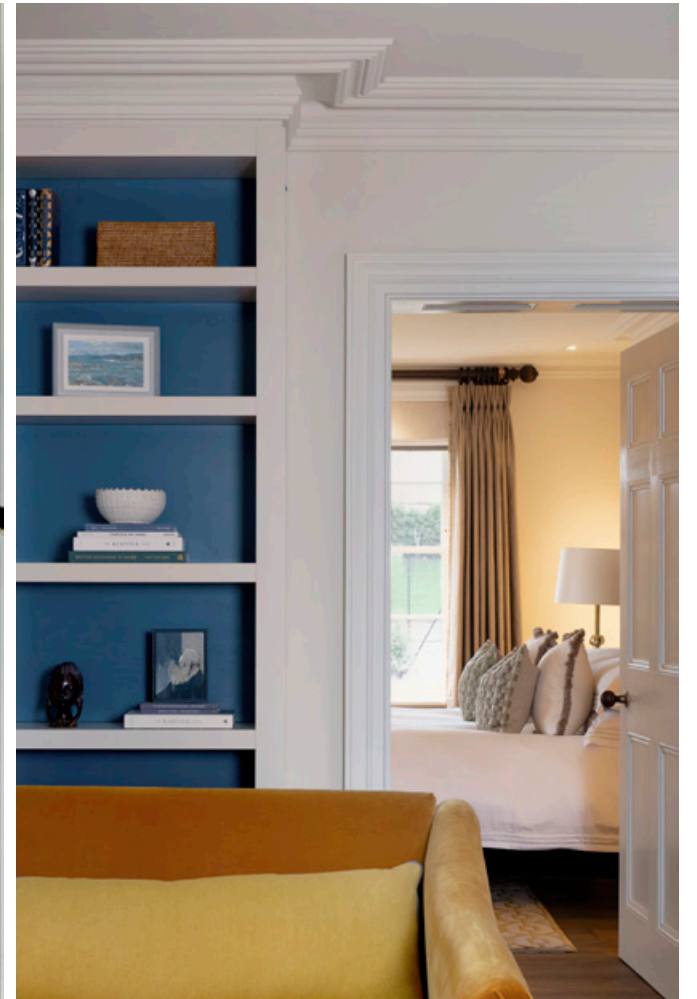
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Sherbourne Interiors provides a fully integrated luxury residential interior design service working with private clients to create elegant interiors of excellence. With a focus on bespoke, distinctive designs, tailored to fit each client's personal needs, we provide a complete interior design service taking a project from concept to completion. We start all aspects of our residential interior design with concepts – these are illustrated to our client through sketches, materials, and visualisations. We continue to add detail and thought to each and every individual aspect of the project right up until installation, liaising with our suppliers and our contractors to achieve a design of flawless quality.

Our experienced interior designers interpret each of our client's style to provide innovative and exquisite interiors, curating furniture, textiles and even art. We continually create unique schemes of soft finishes and furniture for each project ensuring all our design decisions are in keeping with the clients tastes and lifestyle needs.

For more information, please contact [enquiries@sherbourne-interiors.co.uk](mailto:enquiries@sherbourne-interiors.co.uk) or call 01672 511522





*A selection of images from previous  
Sherbourne Interiors projects*





SHERBOURNE  
DEVELOPMENTS

VIEWINGS: Please call 01672 511522, or email enquiries@sherbourne-developments.co.uk

#### IMPORTANT NOTICE

**PARTICULARS:** These particulars are not an offer or contract, nor part of one. Statements by Sherbourne Developments in the particulars or by word of mouth or in writing (“information”) should not be relied upon as being factually accurate about the property, its condition or its value. No joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

**PHOTOS ETC:** CGI visuals of the property are a guide only (2024)

Areas, measurements and distances given are approximate only and subject to change before completion.

**DRAWINGS & FLOORPLANS:** All drawings are at max.

**REGULATIONS ETC:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

**VAT:** The VAT position relating to the property may change without notice.

**PARTICULARS:** 2024

[WWW.SHERBOURNE-DEVELOPMENTS.COM](http://WWW.SHERBOURNE-DEVELOPMENTS.COM)

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[www.sherbourne-developments.com](http://www.sherbourne-developments.com)