



Maplesale, High Street, Lechlade, GL7 3AD

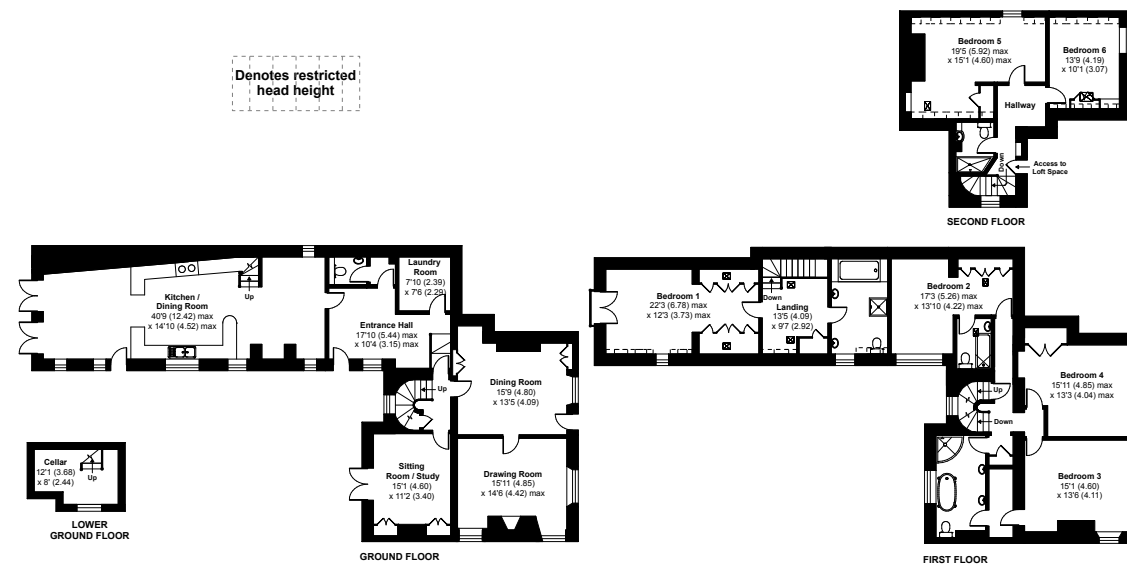
Approximate Area = 3632 sq ft / 337.4 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Total = 3690 sq ft / 342.8 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Samuel Miles Limited. REF: 617223

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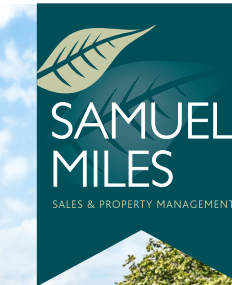
The Property Ombudsman

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MAPLESALE, HIGH STREET, LECHLADE, GL7 3AD

GUIDE PRICE £1,050,000

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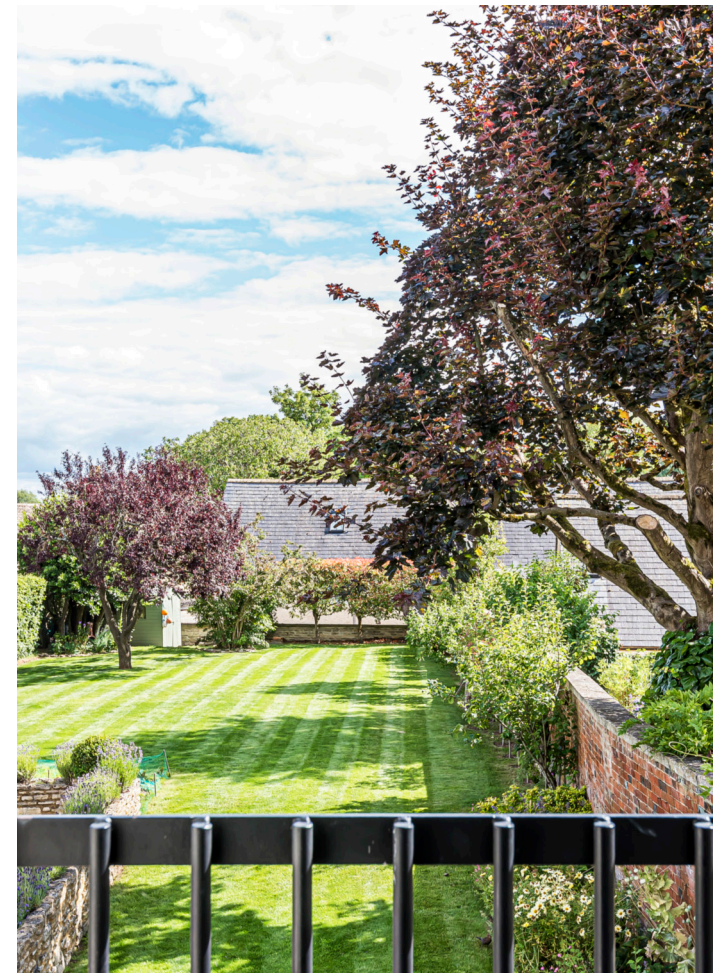


Maplesale is from the outside, a quintessential early seventeenth century Grade II Listed Cotswold Townhouse with its stone elevations, eighteenth century façade and large elegant sash windows. Once entering the house, this is belied by the renovations that have been lovingly carried out by the present owners. The front door leads into a beautiful Dining Hall packed full of restored original features including a flagstone floor inset with a wooden section from a spell as a public house. The cosy Drawing Room has original wood panelled walls and a stone fireplace with wood burning stove. The Large Study/Sitting Room has double doors onto the rear garden. Added in the late Seventeenth Century, a stone stair tower houses a spiral staircase that wends its way to the upper floors. A half staircase rises to the large Rear Hall with access to the wine cellar, a Cloakroom and Washroom.

From here, one can access the rear of the property, once a Victorian barn, now converted. On the ground floor a 40' open plan Living/Kitchen space split into a cosy snug area with fireplace, a bespoke fitted Kitchen with AGA range and a light and airy Dining space. A returning staircase leads to the Master Bedroom Suite with a Dressing area leading into a large Bedroom with Juliet Balcony, a galleried Landing and substantial Bathroom with his and hers sinks, bath and separate shower.

Back to the main house, the first floor has a Pretty Guest Bedroom with en-suite Bathroom, Two Original Bedrooms with large sash windows and one with a walk-in wardrobe and access to a beautiful 'Jack and Jill' Bathroom with Slipper Bath, his and her sinks and a separate shower. The second floor has two good sized Attic Bedrooms with vaulted ceilings and a Shower Room.

Outside an original stone slabbed ramp leads from Bell Lane to the rear pedestrian gate that opens into a pretty cottage garden, complete with ponds and a Victorian pump. The gardens open into a sweeping formal lawn bordered by a tall hedge and an original brick wall with vegetable patches and inset established ornamental shrubs and trees. Stone steps lead down to a large sunken driveway with storage sheds and double gates from Bell Lane.



"AN EXCEPTIONAL HOUSE, LOVINGLY RESTORED BY THE PRESENT OWNERS"

