



Pratts Lane, Mappleborough Green, B80 7BN

Guide price £750,000

**KING**
HOMES

**** Substantial Four Bedroom Detached Country Residence ** Three Reception Rooms ** Ground Floor Bedroom ** Generous Gardens ** Double Garage ****

Situated along the highly regarded Pratts Lane in Mappleborough Green, this impressive detached home offers over 2,200 sq. ft. of versatile accommodation, thoughtfully arranged to suit modern family living. Combining generous proportions with a highly adaptable layout, the property features multiple reception spaces, a well-appointed kitchen/breakfast room with seamless garden access, and the rare benefit of ground floor bedroom and bathroom facilities, making it ideal for multi-generational living or flexible use. Set within a desirable semi-rural setting, it further benefits from a double garage, extensive driveway parking, and a generous rear garden, all contributing to a superbly balanced home in a sought-after location.



Situated along the highly regarded Pratts Lane in Mappleborough Green, this substantial four-bedroom detached home offers in excess of 2,200 sq. ft. of versatile and well-balanced accommodation, set within a desirable semi-rural setting.

The property is framed by attractive Cotswold stone detailing to the frontage, complemented by mature hedgerows and surrounding greenery, while a tarmac driveway provides ample off-road parking and leads to the double garage.

A welcoming reception hall provides a central point to the home, giving access to the principal ground floor accommodation together with a useful guest cloakroom. The living room is positioned to the front of the property and is a well-proportioned, inviting space filled with natural light, centred around a feature fireplace which creates a comfortable and relaxing setting.

To the rear, the kitchen/breakfast room is well designed with a range of fitted units and a neutral decorative finish, offering space for dining. A sliding door from the dining area opens directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The kitchen also provides direct access to the outhouse/utility room, further enhancing the practicality of the ground floor accommodation.

Double French doors, in the garden room, allow further access to the rear patio and provides versatile additional reception space, well suited as a sitting room, hobby room, or playroom.

The ground floor is particularly flexible, also offering a separate study ideal for home working, along with a ground floor bedroom and adjacent bathroom, making the layout especially well suited to guests, multi-generational living, or those seeking single-level living options.

The double garage further enhances the overall versatility of the home.

Upstairs, the sense of space continues. The principal bedroom is generously proportioned and benefits from

built-in storage and a private en-suite. Bedroom two is a spacious double and features a stunning gable end feature window, allowing for excellent natural light. Bedroom three is also well-sized and benefits from fitted mirrored wardrobes, offering excellent storage. A separate shower room serves the remaining bedrooms.

The property benefits from a generous rear garden, offering a well-considered combination of lawn, paved patio, and decking areas, providing several seating and entertaining spaces. Two raised water features add interest, while established planting and fencing to the boundaries create a good degree of privacy and enclosure.

Hall

W.C

Living Room 12'5" x 21'1" (3.81m x 6.45m)

Kitchen/Dining Room 11'0" x 21'1" (3.36m x 6.45m)

Study 8'10" x 10'2" (2.71m x 3.12m)

Bedroom 4 12'6" x 9'6" (3.81m x 2.90m)

Bathroom 8'6" x 6'11" (2.61m x 2.12m)

Garden Room 8'0" x 12'9" (2.45m x 3.91m)

Outhouse/Utility 4'6" x 14'3" (1.39m x 4.36m)

Landing

Bedroom 1 11'4" x 20'4" (3.47m x 6.21m)

En-suite 6'6" x 10'8" (2.00m x 3.26m)

Bedroom 2 12'4" x 14'0" (3.77m x 4.27m)

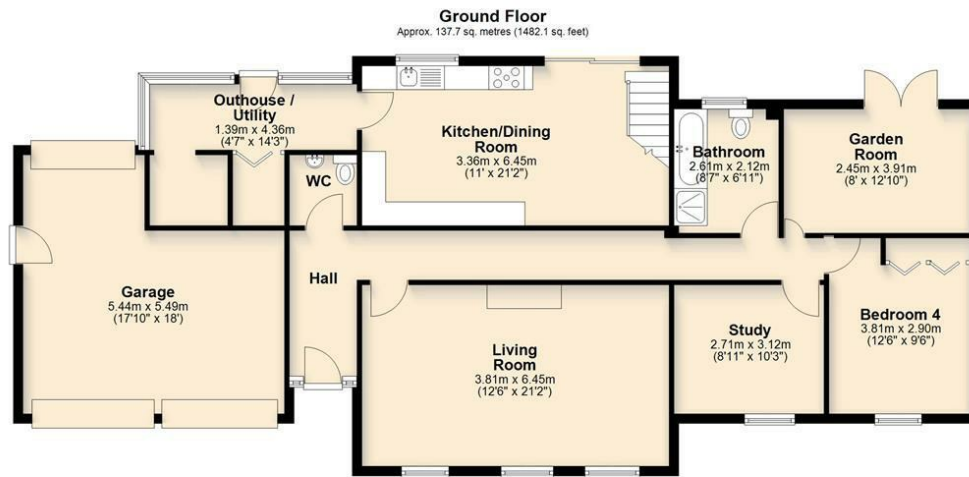
Bedroom 3 11'1" x 11'1" (3.39m x 3.38m)

Shower Room

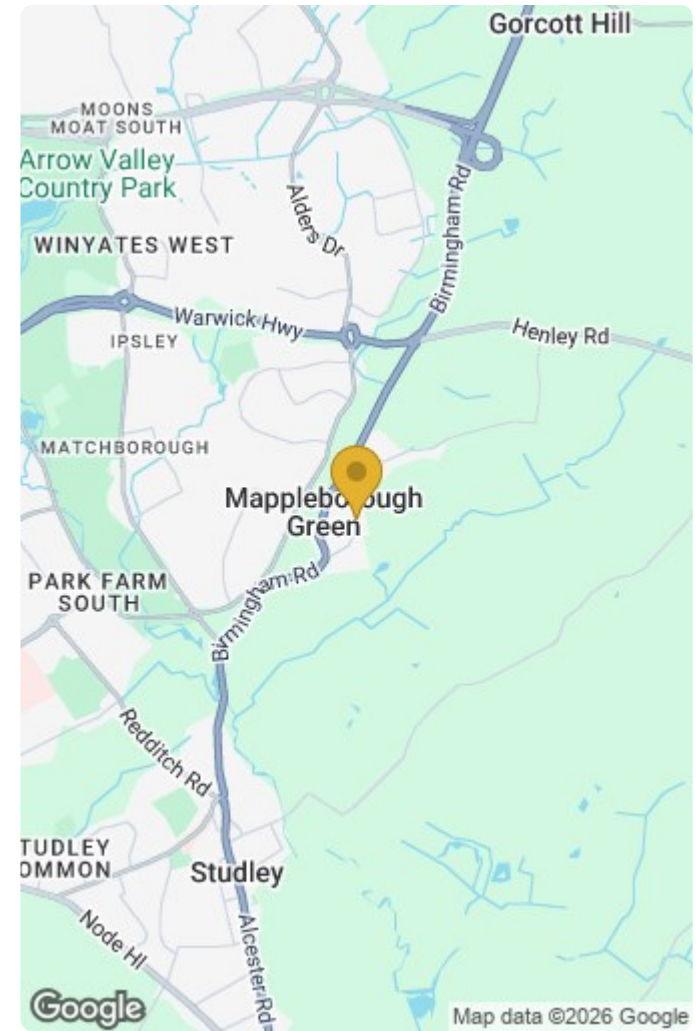
Garage 17'10" x 18'0" (5.44m x 5.49m)







Total area: approx. 212.9 sq. metres (2291.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	