



Staple House  
High Street | Northleach | Cheltenham | Gloucestershire | GL54 3EP

 FINE & COUNTRY

# STAPLE HOUSE



*A beautifully restored Cotswold home blending  
historic charm with contemporary living.*



# STEP INSIDE

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Positioned prominently within the heart of the historic Cotswold market town of Northleach, Staple House is a beautifully restored period home that effortlessly combines timeless character with modern comfort.

Dating back to 1789, this handsome Cotswold stone residence has been thoughtfully renovated to create a welcoming family home that perfectly balances heritage charm with practical, contemporary living. The result is a house that feels both elegant and inviting, where original features sit comfortably alongside modern design.

Offering approximately 2,000 sq. ft of accommodation arranged over multiple levels, the property provides generous living spaces, four bedrooms, and beautifully designed interiors throughout.

- Beautiful Cotswold stone house dating back to 1789
- Four bedrooms arranged over three floors
- Three reception areas including lower ground floor cinema/games room
- Kitchen and dining room
- Wood-burning stove in the sitting room
- Landscaped south-facing terrace garden
- Off-road parking for two cars
- Located in the heart of Northleach
- Approximately 2,000 sq. ft of accommodation
- Vacant possession

## Ground Floor

From the moment you enter, the home reveals a warm and inviting atmosphere. The sitting room is a wonderfully comfortable space in which to relax, centred around a charming fireplace with a wood-burning stove that creates a cosy focal point during the colder months.

The heart of the home is undoubtedly the kitchen and dining room, a beautifully designed space that effortlessly blends style and functionality. Fitted with marble worktops and ample cabinetry, the kitchen offers both practicality and visual appeal. A breakfast bar provides a casual gathering point for morning coffee or relaxed conversation while cooking.

The dining area, complete with bespoke seating, is perfectly designed for entertaining family and friends. Double French doors allow natural light to flood the space and open directly onto the terrace, seamlessly connecting indoor and outdoor living.

A separate utility room and cloakroom provide practical additions for everyday family life.









# SELLER INSIGHT

“ Living in the heart of the Cotswolds has been something truly special for us. From the moment we first saw the honeyed stone façade, we knew this was a home full of character and warmth, and over the years it has provided the perfect balance of charm, comfort and practicality.

One of the things we have loved most is the unique blend of countryside tranquillity and everyday convenience. Beautiful rural walks begin right from the front door, yet within a few minutes we can stroll into the heart of the town to enjoy the pubs, cafés, shops, post office, school, church, playground, tennis court, wine bar and pharmacy. It is a wonderful place to live, with a real sense of community.

Inside, the sitting room has always been a favourite space, especially in winter when the log burner fills the room with warmth and creates such a cosy atmosphere. Upstairs, the top-floor principal bedroom has felt like our own peaceful retreat, spacious, private and full of character.

The exposed stone cellar is one of the home's most distinctive features and has adapted with us over time. It has been used as a children's den, a home gym and even a bar for entertaining friends, making it an incredibly versatile and enjoyable space. Looking out of the windows to see sheep and cattle grazing on the hillside is a daily reminder of just how special the setting is.

The kitchen extension has completely transformed how we live in the house. It has become the natural social hub, with the built-in dining area and French doors opening onto the terrace, making it easy to flow between indoors and outside when entertaining. The BBQ terrace is a real suntrap and has hosted many relaxed summer gatherings.

The garden has been another joy, private, peaceful and easy to maintain. When the wisteria and hydrangeas come into bloom, it becomes a beautiful place to sit with a coffee in the morning or enjoy a glass of wine in the evening. Having double off-street parking at the rear has also been a real bonus, particularly for such a central location.

We have also loved how well positioned the home is for exploring nearby Cotswold favourites such as Bourton-on-the-Water, Stow-on-the-Wold, Bibury, and Lower Slaughter, while still having straightforward access to London. More than anything, this home has given us the chance to be part of a warm and welcoming community in one of the most beautiful parts of the country.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





### Lower Ground Floor

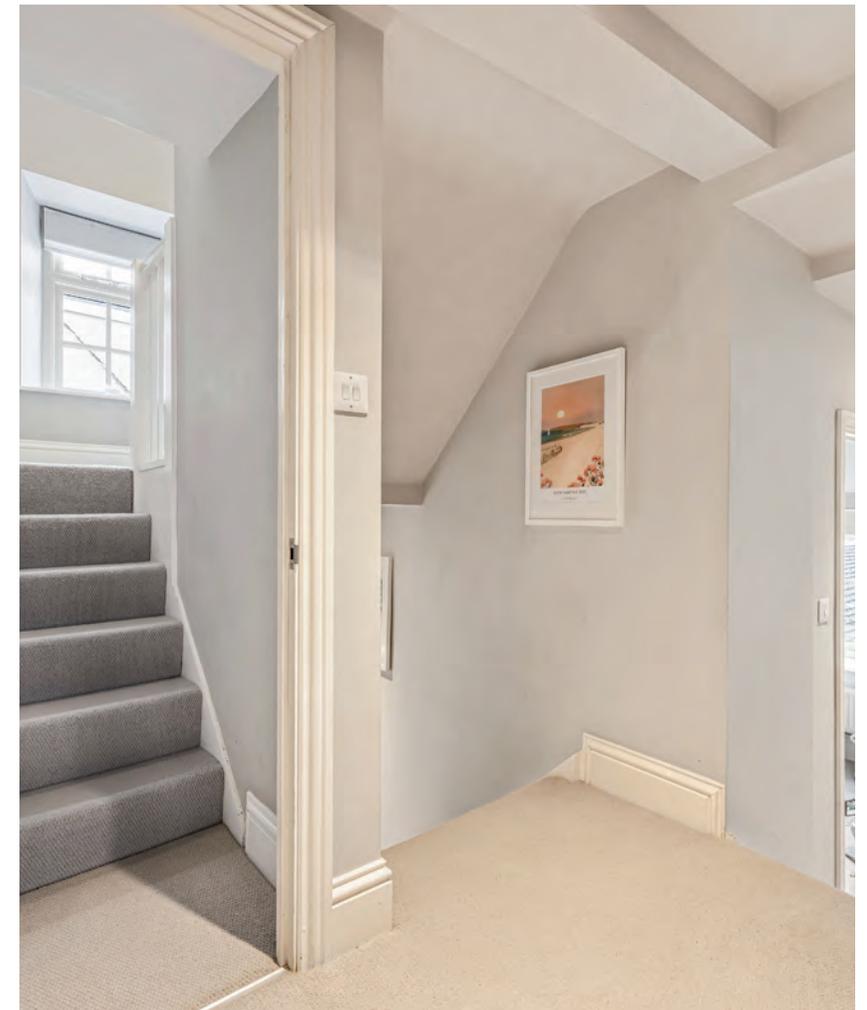
On the lower ground floor, a striking vaulted room with exposed Cotswold stonework creates a unique and versatile living space. Currently arranged as a movie and games room, this atmospheric area offers endless possibilities, whether as a cinema room, snug, home office, or creative studio.





### First Floor

The first floor hosts three beautifully presented bedrooms alongside a family bathroom, each room enjoying plenty of natural light and charming market town views.







## Second Floor

Occupying the entire second floor is the principal bedroom suite, a peaceful and private retreat featuring generous proportions and its own en-suite bathroom. The space feels both airy and elegant, creating a calm sanctuary away from the main living areas.





# STEP OUTSIDE

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Outside, the south-facing terraced garden has been thoughtfully landscaped to create a tranquil and stylish outdoor space.

Elegant pleached trees frame the garden beautifully while stone terraces provide the perfect setting for outdoor dining, summer entertaining, or simply relaxing in the sunshine.

A gated pathway leads to the rear of the property where off-road parking for two vehicles is provided, a valuable feature for a property located in the heart of the market town.







# LOCATION

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Northleach is one of the Cotswolds' most charming and vibrant market towns, renowned for its welcoming community and historic architecture.

The town offers an excellent range of local amenities including independent shops, an award-winning butcher, vintner, chemist, post office, and doctors' surgery. The renowned Wheatsheaf Inn provides exceptional dining and is a popular meeting place for residents and visitors alike.

The surrounding countryside offers endless walking routes through rolling Cotswold landscapes, while nearby towns such as Stow-on-the-Wold, Burford, and Cirencester provide further shopping, dining, and cultural attractions.

Cheltenham, famous for its Regency architecture, festivals and racing calendar, lies just a short drive away and offers a vibrant blend of shopping, dining, and cultural experiences.





# INFORMATION

## Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band F - Cotswold District Council

Property Construction - Standard - Cotswold stone & tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Oil-fired central heating - there will be maintenance costs involved so please speak with the agent for further information.

Broadband - FTTP Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage - 4G mobile signal is available in the area - we advise you to check with your provider.

Parking - Off-road parking for 2 cars.

Special Notes - The property is situated in Northleach Conservation Area.

The property benefits from and is subject to rights and easements, as is common for properties in this location.

## Directions

The postcode for the property is GL54 3EP.

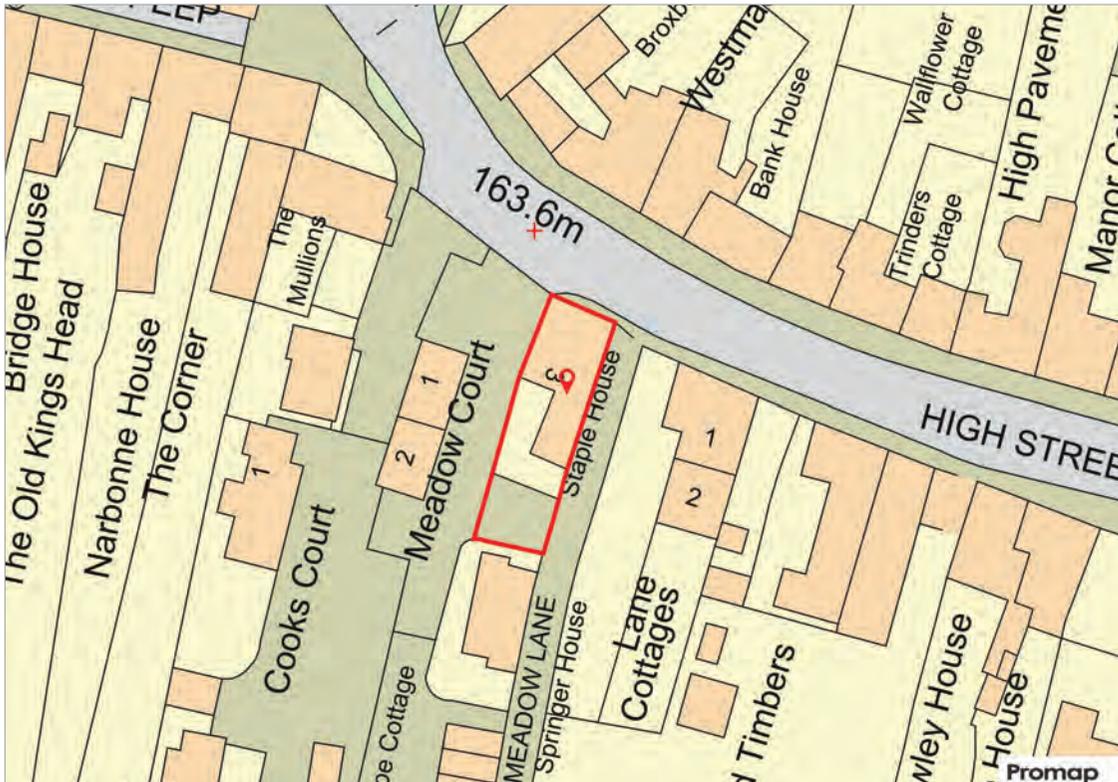
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## Viewing Arrangements

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 07979 648 748 or 01608 619 919 – [kathryn.anderson@fineandcountry.com](mailto:kathryn.anderson@fineandcountry.com).

## Website

For more information visit <https://www.fineandcountry.co.uk/cotswolds-and-cirencester-estate-agents>



**Approximate Gross Internal Area 1991 sq ft - 185 sq m**

Cellar Area 181 sq ft – 17 sq m  
 Ground Floor Area 833 sq ft – 77 sq m  
 First Floor Area 598 sq ft – 56 sq m  
 Second Floor Area 379 sq ft – 35 sq m



Floor Plan Produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		46 D
39-54	E	52 E	
21-38	F		
1-20	G		

Whilst we carry out reasonable due diligence prior to marketing a property to let and endeavour to provide accurate information, prospective tenants are advised to satisfy themselves as to the suitability of the property prior to entering into any agreement. All information is provided to the best of our knowledge and should not be solely relied upon. Responsibility for verifying matters such as council tax banding, utilities, broadband availability, flood risk and any other relevant factors rests with the prospective tenant.



All measurements are approximate and provided for general guidance only. Whilst every effort has been made to ensure accuracy, they should not be relied upon. The fixtures, fittings and appliances referred to have not been tested at the point of marketing and no guarantee can be given as to their condition or working order. However, all required statutory safety checks will be carried out as required prior to occupation and certificates shared. Photographs are provided for general information purposes, and it should not be inferred that any item shown is included with the property unless specifically stated. Printed 16.03.2026





1788

Apple House

Tennis Courts

MEADOW LANE

PICNIC AREA  
PLAYGROUND

# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



## KATHRYN ANDERSON PARTNER AGENT

Fine & Country Cotswolds and Cheltenham  
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email: kathryn.anderson@fineandcountry.com

As a partner agent representing Fine & Country Cotswolds and Cheltenham, I bring a wealth of experience and knowledge in the property industry. I have had the privilege of calling the Cotswolds my home for over 30 years and have accumulated more than twenty-five years of experience working for both corporate and independent high-end estate agents in the Cotswolds, South Oxfordshire, and Cheltenham regions. With a personable, dedicated, honest approach, I understand the intricacies of both sellers and buyers in an ever-changing market. I strive to make things as simple and stress-free as possible for all my clients. I can offer a personalised experience tailored to your needs, with transparency, open communication, and integrity, I will look after you through each step of the process, this has earned me many returning vendors in the past, a testament to my client-focused and effective service. When not at work, I enjoy life in the Cotswolds going on country walks with my dog Fleur, property renovation, horse racing, tennis, good restaurants, and fine wine!

*“Kathryn is a person to get the job done, if you want a property sold she will definitely do it for you. She is eloquent and efficient. She enabled many viewings by providing a fantastic brochure, video and beautiful photographs. She liaised with me after every viewing, and every step of the way, from start to finish on the sale of my property. She also has great contacts, and provided me with a brilliant solicitor who was also quick and efficient.”*

*“Kathryn Anderson is the most competent agent I have ever dealt with, she’s amazing and managed to get a very complicated sale through with ease. Great communication and will call and reply to messages, out of office hours. Wouldn’t hesitate to use her again, in fact I wouldn’t consider using anyone else. Good job Kathryn you are fabulous!”*

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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