



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



STAPLE HOUSE

Northleach

Staple House, Northleach, GL54 3EP

A beautiful village house in the heart of Northleach

Location

Situated in the heart of Northleach, Staple House is ideally located with village amenities on the doorstep. Northleach is a beautiful and vibrant historic town close to both Cirencester and Cheltenham, with a superb variety of shops including an award-winning butcher, a vintner, a chemist and a post office. The town also benefits from a doctor's surgery, junior school, nursery, tennis courts, a playground, a magnificent medieval church and the renowned Wheatsheaf Inn - a fabulous gastro pub and a welcome sight after a long country walk!

One is spoilt for choice with the fabulous selection of idyllic Cotswold villages and towns which are only a short drive away such as Stow-On-The-Wold or Burford which offer various weekly markets and attractions such as the Burford Garden Centre and The Cotswold Wildlife Park.

Daylesford Organic Farm Shop, 12 miles away, is set in enchanting grounds and has a superb restaurant and deli to suit all taste buds. A little further afield is Soho Farmhouse, the spectacular members club set in 100 acres of stunning Oxfordshire Countryside.

Known as the "Capital of the Cotswolds", Cirencester to the south is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, a handy Waitrose, cafes and twice weekly markets.

Cheltenham only a short drive west offers excellent shopping and dining and is also host to fabulous

literary, jazz and food festivals, and of course, horse racing.

Sporting opportunities are abundant with nearby golf courses in Cheltenham, Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including The Cotswold School, Deer Park, Kings Hills, Kitebrook, Cheltenham Colleges, Rendcomb, Pate's and Marling to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services.

*Cirencester 9 miles
Burford 9 miles
Stow-on-the-Wold 10 miles
Cheltenham 12 miles
Kingham 12 miles (direct train to London
Paddington 85 minutes)
Oxford 25 miles*

All distances and times are approximate

Entrance • Sitting Room • Dining Room • Kitchen • Utility • Cloakroom
4 Bedrooms • 2 Bathrooms • Landscape garden and terrace
Private off-road parking





General Information

Tenure: Freehold

Services: Mains water, electricity and drainage. Oil-fired central heating.

Postcode: GL54 3EP.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band Fand EPC rating E.



Location

Staple House is a fabulous quintessential Cotswold village house which dates back to 1789. Occupying a prominent position in the village, the owners have been mindful to create a welcoming and charming home which is also practical and perfectly adapted to everyday living. Careful thought and attention have been put into designing spaces which flow seamlessly.

The kitchen/ dining room is the heart of the house and with its bespoke seating design, the dining area works beautifully for both family dinners and entertaining friends.

The kitchen, with Smeg range oven and marble work tops, offers ample storage solutions and the breakfast bar is ideal for morning coffees or for putting the world to rights in the evening whilst cooking up a feast! Bi-folding doors provide ample natural daylight and lead to the quaint and delightful terrace.

The sitting room is a wonderful room in which to relax and is lovely and cosy in the colder months with the roaring wood burner.

There is a handy utility room and a cloakroom on the ground floor.

The lower ground floor is home to a movie/ games room with exposed stonework and vaulted ceiling.

Upstairs, the first floor comprises three double bedrooms and a bathroom. On the second floor is the master bedroom with en suite bathroom. All the rooms are bright and light and beautifully laid out with discreet storage.

Outside the south-facing terraced garden is an enchanting spot in which to relax and unwind after a long day. Beautifully designed by local landscapers, it is bordered with elegant pleached trees and pretty flowerbeds. A gate gives access to the side of the house and leads to the parking area which provides off-road parking for two cars.



Staple House, High Street, Northleach, Gloucestershire

House Approximate IPMS2 Floor Area 185 sq metres / 1991 sq feet

Simply Plans Ltd © 2020

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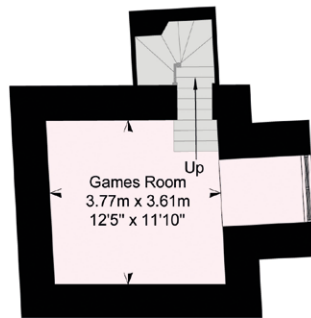
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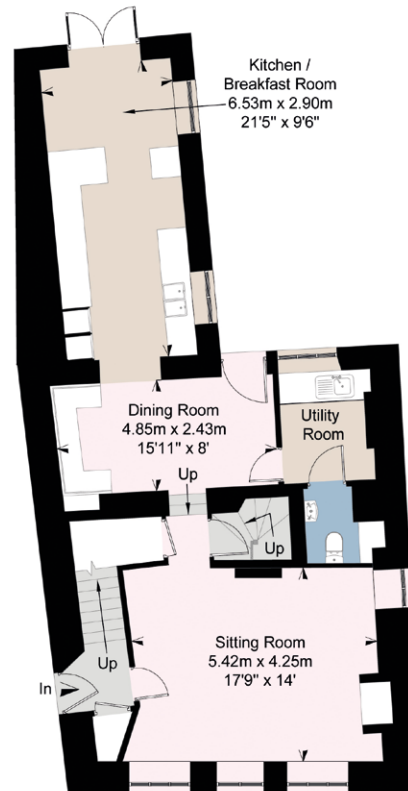
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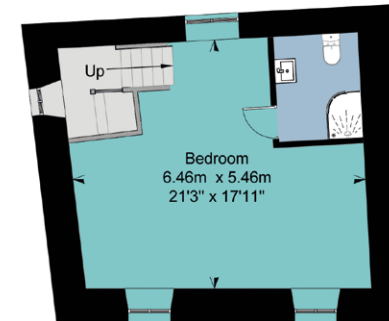
IPMS = International Property Measurement Standard



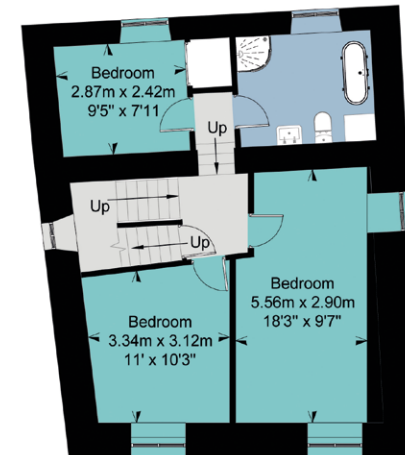
Cellar



Ground Floor



Second Floor



First Floor

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