



Park Lodge

Maplesale Farm, Braydon

An impressive contemporary home set in private grounds with glorious views

Park Lodge offers a light, spacious and energy efficient modern family home, complete with large, enclosed garden, a triple garage with living accommodation over, in a rural setting with views over uninterrupted north Wiltshire countryside.



4 RECEPTION ROOMS



7 BEDROOMS



7 BATH/SHOWER ROOMS



TRIPLE GARAGE



5,352 SQ FT



UNFURNISHED



RURAL



PRIVATE AND SECURE GARDEN



**RENT
£5,950 P.M.
PLUS CHARGES**



The property

Park Lodge is a stunning 7-bedroom newly built country home set in approximately 1 acre of secure, well-kept gardens with country views across the north Wiltshire countryside. Set away from the road, it is a tranquil setting perfect for anyone who wishes to experience country living within easy reach of Cirencester, Cheltenham and Bath.

Internally, the home has been carefully designed to create ideal accommodation for contemporary family life. A generous entrance hallway with cloakroom provides access to study, dining room, drawing room and open plan sun room/kitchen/breakfast room. The reception rooms are all of generous proportions and provide flexibility depending on individual requirements. The principal drawing room benefits from direct access to the property's patio area and garden beyond.

At the heart of the home lies the open-plan kitchen/breakfast and sun room filled with natural light that adjoins the utility with plentiful storage. The kitchen/breakfast room is thoughtfully designed with a central island including built in Miele ovens/microwave, induction hob, dishwasher, fridge and freezer along with four Lamona wine coolers. There is ample space for a family dining table and extensive storage via floor and eye-level units. Both the kitchen/breakfast room and sun room benefit from bi-folding doors that open onto the expansive patio area.

To the first floor, there are five spacious bedrooms, all with en-suite facilities along with a laundry room. The principal bedroom enjoys an abundance of natural light, and features a generous dressing room, well-appointed en-suite bathroom and balcony overlooking the garden and meadows beyond. Two further bedrooms, shower room and large attic room are found on the second floor.





Outside

The property sits within secure, well-kept gardens measuring approximately 1 acre. Along with newly planted borders the garden has a number of mature trees including a small orchard which includes mature pear, apple and plum trees. Patio paving surrounds the house on all sides with an inviting path leading to the front entrance and a large patio area to the rear elevation.

The property also benefits from a detached triple garage with living accommodation above that would be well suited for a home office, gym or games room. The gated driveway offers parking for multiple vehicles.

By separate negotiation there may be an option for further paddock land and access to equine facilities.

Location

Park Lodge is situated to the centre of extensive pastureland forming part of a larger traditional Wiltshire farm. The property is set back from the road and accessed via a well-maintained private driveway that is shared by the neighbouring farm.

The property is located close to popular villages of Minety, Brinksworth and Purton. The market towns of Malmesbury and Cirencester are 11 and 12 miles away respectively with each offering a wide range of shops, bars, restaurants and supermarkets. Cirencester, known as the Capital of the Cotswolds, also has a wide range of boutique shops and a weekly market.

The main regional centres include Swindon, Cheltenham, Bath and Bristol, all of which are within daily commuting distance. Communications are good, with easy access to Junction 16 of the M4 as well as regular train services to London from Swindon station (10 miles) taking approximately 60 minutes.

The area is also well served by a number of excellent independent and state schools, making it a popular choice for families. Independent schools within daily commuting distance include Westonbirt, Cricklade Manor Prep School and Pinewood. There are primary schools in Minety, Purton and Oaksey. The Malthouse Nursery, a popular day nursery, is found at Charlton Park, approximately 8.9 miles away.



Distances

- Wootton Bassett 5.2 miles
- Cirencester 11 miles
- Malmesbury 12 miles
- Bath 18 miles
- Cheltenham 27 miles

Nearby Stations

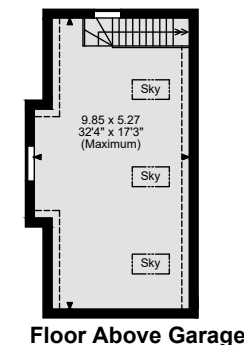
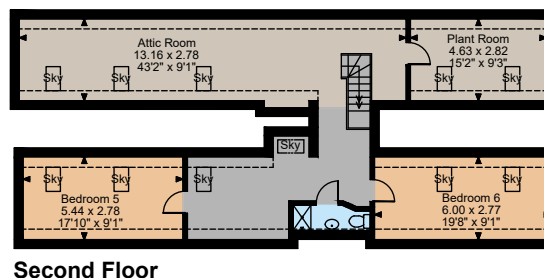
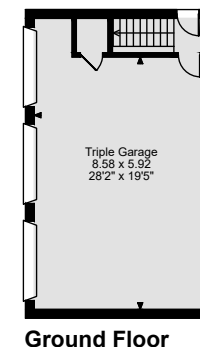
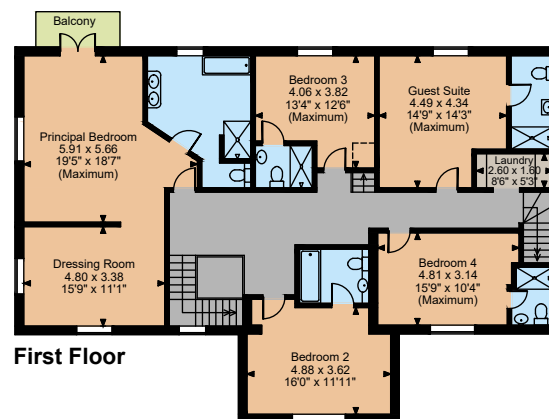
- Swindon Station 10 miles
(London Paddington approx. 60 mins)

Nearby Schools

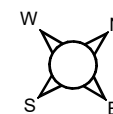
- St Mary's Church of England Primary School
- Cricklade Manor Prep (Independent)
- Westonbirt (Independent)
- Pinewood (Independent)







□□□ Denotes restricted head height



Floorplans

Main House internal area 5,352 sq ft (497 sq m)

Garage Building internal area 1,080 sq ft (100 sq m)

Total internal area 6,432 sq ft (597 sq m)

Directions

what3words: ///linguists.amounting.textiles

General

Postcode: SN5 0AB

Local Authority: Wiltshire District Council.

Services: Mains water and electricity. Septic tank. Main house heated by oil fired boiler with heat exchanger.

Council Tax: Band G

EPC Rating: Band B

Fixtures and Fittings: Unfurnished.

Tenancy: Assured Shorthold Tenancy.

Rent: £5,950 per month (includes gardening).

Tenancy Deposit: Equivalent to 5 weeks rent.

Charges: The following charges may apply – Preparation of a Non Housing Act Tenancy Agreement £354 (Inc VAT) and Credit Reference per applicant 70 (Inc VAT).

Mobile coverage and broadband: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Cirencester

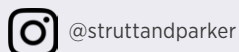
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