



Maple House, Upper Brailes, Oxfordshire

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# Maple House, Castle Hill, Upper Brailes, Oxfordshire, OX15 5AZ

A substantial detached 6-bedroom property in an attractive village location.

Shipston-on-Stour 3.2 miles, Chipping Norton 10 miles, Banbury 11.7 miles (Banbury to London Marylebone in under 1 hour), Moreton-in-Marsh 9.7 miles, Stratford-upon-Avon 14.1 miles.

Entrance hall | Kitchen/breakfast | Dining room  
Sitting room | Drawing room | Utility room  
Cloakroom | Principal bedroom with dressing room and en-suite bathroom | Bedroom 2 with en-suite | Bedroom 3 with en-suite | Three further double bedrooms | Family bathroom  
Gardens | Double garage with two offices and a shower room above | Driveway providing off-road parking | EPC rating E

## The property

Maple House is an impressive family home, extending to almost 5,000 sq ft of accommodation.

The ground floor comprises a spacious entrance hall from which the main reception rooms can be accessed via double doors including the impressive drawing room with two sets of French doors the garden and wood burning stove with brick surround. The kitchen/breakfast room has a range of base and eye level units and central island with granite work surfaces, double Belfast sink, French doors to the garden, Range Master, integrated appliances including dishwasher and microwave. A useful utility room adjoins the kitchen with a door to the side of the house. Further ground floor accommodation includes a sitting room with French doors to the garden, Dining room and cloakroom.

Stairs rise from the entrance hall to the first floor comprising the principal bedroom with dressing room and en-suite bathroom and two further double bedrooms, both with en-suite bathrooms. Three further double bedrooms can be found on the second floor as well as a bathroom. Maple House also benefits from a separate staircase leading from the kitchen to two large office or games room spaces, and a shower room. This could potentially provide excellent ancillary accommodation.

## Outside

To the front of the house a driveway provides ample off-road parking and access to the double garage. The large rear garden is a particular feature of the property and has been landscaped by the current owners. Mainly laid to lawn with unspoilt countryside views, floral borders, mature trees (including several fruit trees), vegetable garden with greenhouse, storage shed and large terrace ideal for outdoor entertaining.

## Location

Upper Brailes is an attractive village positioned within the Cotswolds Area of Outstanding Natural Beauty on the borders of South Warwickshire and North Oxfordshire.

The village, together with the adjoining village of Lower Brailes, offers a good selectin of day-to-day amenities including a village store, newsagent, award winning butchers, bakery, CofE church, RC chapel, village hall, public house and the highly-regarded Brailes CofE Primary School. Shipston-on-Stour is within 3 miles and caters for most everyday needs whilst both Banbury and Stratford-upon-Avon provide more extensive shopping, leisure and educational facilities. Leisure facilities in the immediate vicinity include Feldon Valley Golf Club and Hotel, Tadmarton Heath Golf Club and the award-winning Cotswold Distillery. Soho Farmhouse and Daylesford are also within easy reach. Communication links are excellent, with easy access to the M40, plus regular rail services to London from Banbury and Moreton-in-Marsh.















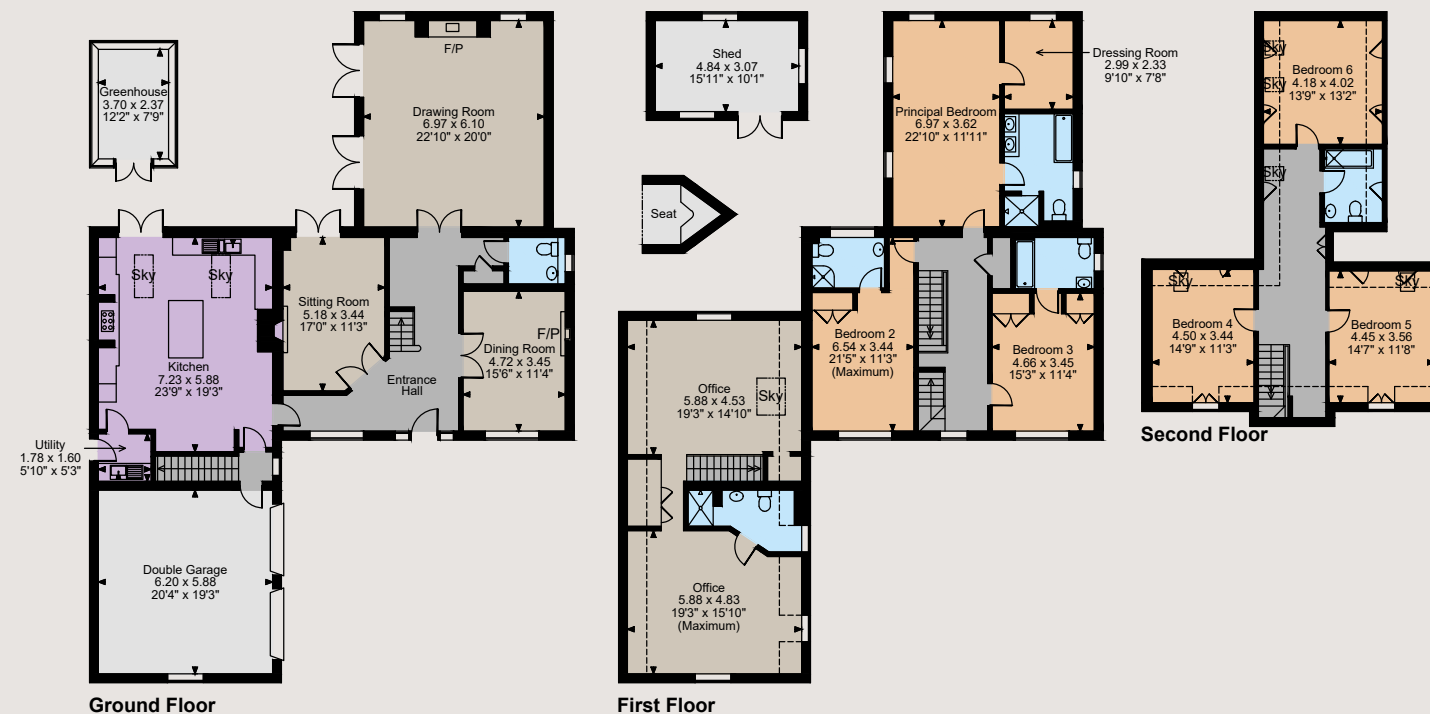






## Floorplans

Main House internal area 3,999 sq ft (372 sq m)  
Double Garage internal area 392 sq ft (36 sq m)  
Outbuildings internal area 298 sq ft (28 sq m)  
Total internal area 4,689 sq ft (436 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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## Directions

From Banbury, take the B4035 West towards Shipston-on-Stour. Proceed down the hill and through Lower Brailes into Upper Brailes, turn right on to Castle Hill and Maple House can be found on your left hand side.

## General

**Local Authority:** Stratford-on-Avon District Council.

**Services:** Mains water, electricity and drainage. LPG Gas.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,295,000

## Banbury

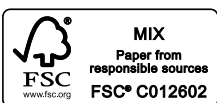
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