



MAPLE LEAF COTTAGE
Stanton Drew, Chew Valley

Carter Jonas

MAPLE LEAF COTTAGE, THE BARTON, STANTON DREW, SOMERSET, BS39 4DY

Reception hall • Living room • Dining room • Kitchen/
Breakfast room • Orangery • Utility room • Cloakroom
• Principal bedroom with en suite bath/shower room
and garden terrace • Three further bedrooms • Family
bathroom • Landscaped garden • Home office • Garage
• Driveway and parking area
EPC rating TBC

DESCRIPTION

Maple Leaf Cottage is a detached period house built of local stone under a clay tile roof. It has been extended and modified by the owners over the last 30 years, whilst very recently they have added a beautiful orangery, opening the house into the garden.

An arched double door leads through the porch into the welcoming reception hall. In the centre of the house is the large double aspect dining room with a feature fireplace, wooden floor and double doors leading through to the living room, again with a double aspect and feature fireplace. On the other side of the hall is the kitchen/breakfast room with solid oak cabinets and granite worksurfaces. An AGA sits in the old fireplace and an arch leads through to the breakfast room and utility/cloak room at the back of the house. Off the kitchen is the stylish timber orangery with double doors onto the garden, creating delightful living and entertaining space in all weathers, with tiled floors throughout.

A staircase leads up from the dining room to the first floor. The principal bedroom has an en suite bath/shower room and double doors lead out onto a terrace overlooking the rear garden, an excellent place to enjoy a morning coffee in the sunshine. There are three further bedrooms and a spacious family bathroom with roll top bath and separate shower cubicle.

A CHARMING DETACHED HOUSE IN A TUCKED AWAY EDGE OF VILLAGE LOCATION SET WITHIN A LOVELY MATURE GARDEN, WITH A HOME OFFICE, GARAGING AND ORANGERY.







The gardens are lovely, comprising well maintained lawns to the side and rear of the house with a selection of mature trees and attractive shrubs. At the front of the house, accessed off the orangery, is a level patio enclosed by a low stone wall, making a lovely al fresco dining area. The drive leads past the house with parking for several cars and up to the garage at the far side of the house, incorporating a recently converted home office.

SITUATION

The property is situated in the picturesque village of Stanton Drew, a popular village situated within the heart of Chew Valley, which recently featured in the Sunday Times best places to live in 2023. Within the village, there is a small range of local facilities including a primary school (Ofsted outstanding), a public house, a church and village hall. The village is also famous for its stone circles. These ancient monuments date from 3000 – 2000 BC and display the second largest stone circle in Britain. The neighbouring village of Chew Magna has a good range of local shops including a well-stocked supermarket, master butcher, coffee shop, gift shops, post office and a pharmacy. There are also four excellent public houses within easy 'dog walking' distance.

ADDITIONAL INFORMATION

Tenure: Freehold

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

Council Tax: Band F

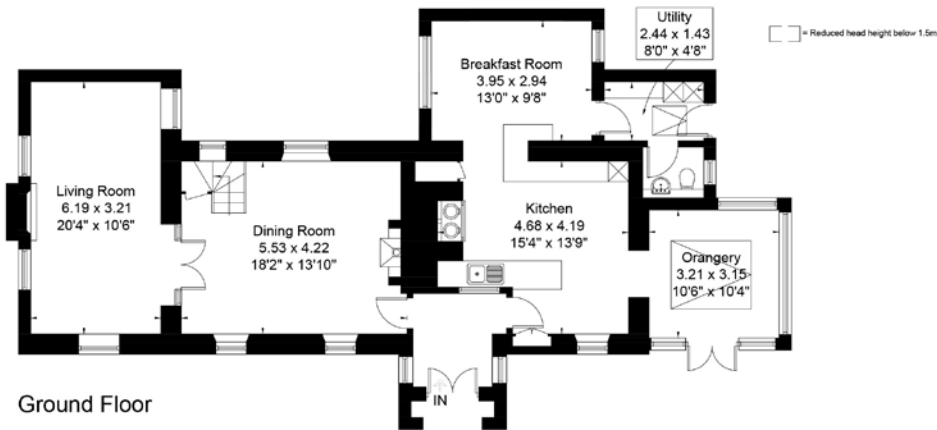
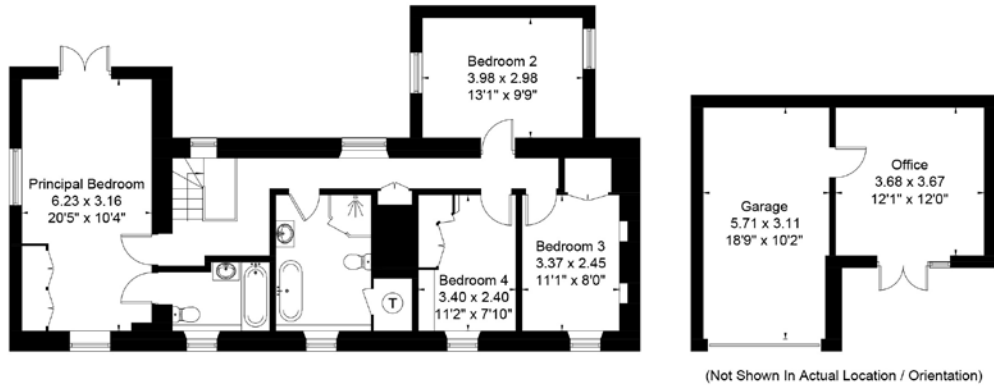
Directions: From Bath proceed West on the Upper Bristol Road and at the end of the dual carriageway at the roundabout with The Globe Inn, take the second exit heading to Corston on the A39. Continue through Marksbury and at the traffic lights take the right fork onto the A368. Proceed straight over at the roundabout with the A37 and then take the right turning sign posted to Stanton Drew. After 1 mile take the right turning to Upper Stanton and school. Go past the school and after the road narrows take the right into Tarnwell. Pass the parking spaces on the right and at the row of cottages ahead take the concealed left turning downhill, follow the private drive along and the house is located on the right hand side.

Broadband Speed: 200MB





Maple Leaf Cottage, The Barton, Stanton Drew, Bristol, BS39
 Approximate Area = 2017 sq ft / 187.4 sq m
 Outbuildings = 340 sq ft / 31.6 sq m (Including Garage)
 Total = 2367 sq ft / 219.9 sq m



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