



BATH AND RURAL
— ESTATE AGENTS —

Maple Lodge
3b Melksham Road | Lacock | Wiltshire | SN15 2LW

Maple Lodge

This striking stone-built detached home, constructed around 20 years ago in a Tudor-inspired style, sits within a generous landscaped plot on the edge of the historic National Trust village of Lacock.

- Detached village home arranged over three floors
- Spacious open plan kitchen/ dining and sitting room
- Four double bedrooms (two en-suite)
- Driveway and off street parking
- Planning permission for double storey side extension

Fully renovated by the current owners and featuring a distinctive half-timbered gable and pitched roof, Maple Lodge combines period-style charm with the comfort and efficiency of a modern build. 'We were initially attracted by the character of the house and its quiet, private setting – It offers lovely views and proximity to the village, without being on the tourist footpath,' say the owners.

The property enjoys ample off-street parking, mature gardens and far-reaching views across open countryside, while remaining within easy reach of Melksham and Chippenham, with excellent road and rail links to Bath, Bristol and London Paddington. The layout is both individual and thoughtfully designed, with the main open-plan living, dining and kitchen space positioned on the top floor to make the most of the views and light. 'We love how unique the house is – it's truly one of a kind.'

Recent improvements by the current owners include a full rewire, a newly fitted kitchen, updated bathrooms, refurbished oak windows with double-glazed units, fitted wardrobes, and underfloor heating in all rooms. The lower ground floor has been transformed into two large bedrooms, a bathroom and a utility room, adding excellent flexibility to the accommodation.









Outside, the gardens have been enhanced with enclosed fencing and a gazebo, creating an inviting and private space for relaxation and entertaining.

Set within a welcoming and vibrant community, they add, 'everyone was incredibly friendly when we arrived. There's a real sense of community through the village hall events, markets, classes and social evenings at the pubs. "The outside space is something special. Sitting under the gazebo looking out over open fields, or on the wrap-around seat beneath the old maple tree in summer, is a real joy.'

'Everyone who visits comments on the novel layout, especially the open-plan top floor with its oak cruck frame vaulted ceiling and beams.'

'The house is ideal for entertaining, whether it's hosting family at Christmas or summer gatherings in the garden. There's plenty of space, inside and out, and the driveway makes it easy for guests.'

'We'll miss being part of such a historic village, the local pubs, bakery, post office and the supportive community. Having free access to Lacock Abbey as residents has been a real privilege.'

ADDITIONAL INFORMATION

TENURE: Freehold

SERVICES : Mains electricity, gas, water and sewerage

COUNCIL TAX: Band E

LOCAL AUTHORITY: Wiltshire

EPC RATING: C

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.

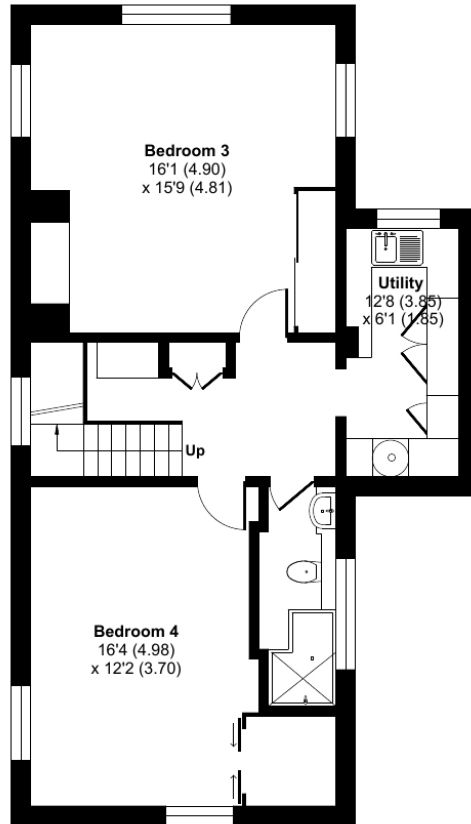




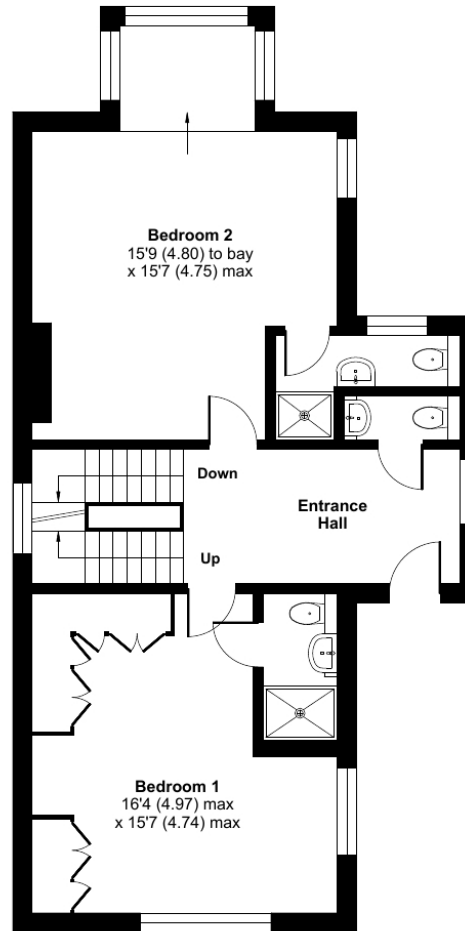
Melksham Road, Lacock, Chippenham, SN15

Approximate Area = 2270 sq ft / 210.8 sq m

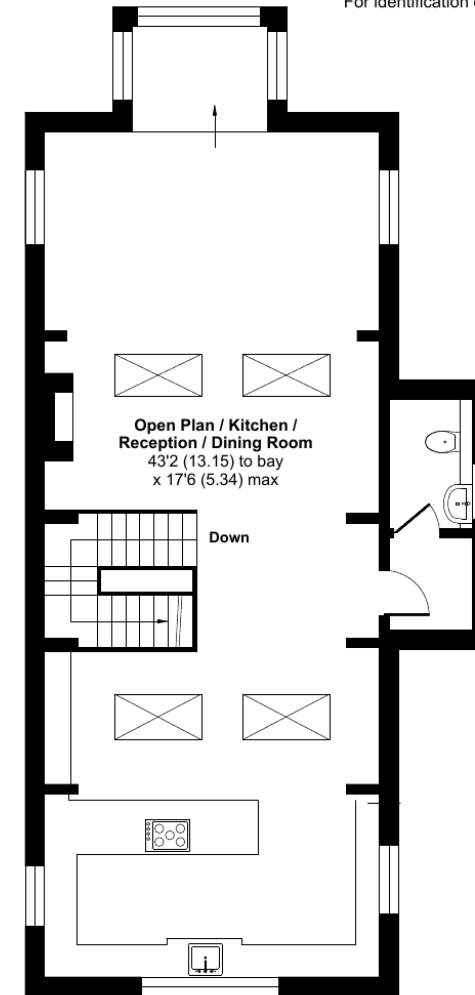
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LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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BATH and RURAL Estate Agents

Tel: 01225 320032
36 Gay Street, Bath BA1 2NT

office@bathandrural.com
bathandrural.com



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