



CHAPEL HOUSE

BLEDINGTON

OXFORDSHIRE

Chapel House

Bledington, Oxfordshire

Kingham Station 1 mile (London Paddington from 67 minutes), Stow-on-the-Wold 4 miles. Chipping Norton 6 miles (All times & distances approximate).

A deceptively spacious three double bedroom period house with a walled garden and private parking, quietly situated on a no through lane in this idyllic Cotswold village.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Study/Family Room
- Potential Shower Room
- Large Store Room
- Three Large Double Bedrooms
- Family Bathroom
- Private parking
- Walled Garden

DESCRIPTION

Chapel House is a tastefully presented property in a desirable location in this picturesque and highly sought after village. Originally a Wesleyan Chapel dating back to 1847, it was converted in the mid 1970's and has since been updated to provide comfortable and versatile accommodation. Recent works include replacement windows and installing bi-fold doors, new render to the exterior, replacing the roof, a handsome new kitchen, limestone flooring with underfloor heating, adding the front porch, renovating the walled garden and redecorating throughout. There is scope to improve the property further, with space for a shower room on the ground floor, potential to enlarge the sitting room by incorporating the adjacent store room, and room to create en suite bath/shower



rooms if required. The second reception room would be an ideal home office, family room or fourth bedroom and the pretty low maintenance walled garden ensures that this lovely home will have broad appeal as a family house or village retreat.

ACCOMMODATION

Ground Floor

The front door opens into a light and spacious octagonal entrance hall. The sitting room is particularly welcoming, with a wood burning stove and decorated with a calm and muted palette. On the other side of the hall is the fabulous kitchen/dining room, which has bi-fold doors opening to the terrace and is flooded with light. Fitted with a range of units beneath a granite worktop, it has an inset double butler's sink, a recessed extractor, space for a range style cooker, space and plumbing for a washing machine and dishwasher and room for a large dining table. The second reception room is also a good size and is adjacent to a room that could be a cloak or shower room. Adjacent to the sitting room, and currently accessed by an external door, is the large store room that could potentially be converted to increase the living space.

First Floor

Stairs rise to the first floor landing, with a run of built in under eaves cupboards and access to three large vaulted double bedrooms. The master bedroom is quietly situated away from the others, with a broad window overlooking the lane. They are served by a stylish family bathroom, which has a panelled wall and a roll top bath.

OUTSIDE

The house is quietly situated on a no through lane, approached via a gravel driveway. A timber pedestrian gate opens into the garden, which is particularly sheltered and private, being enclosed



by high Cotswold stone walls. A path leads to the large raised storm porch, which has plenty of space for coats, boots and log storage. The garden is predominantly laid to lawn, with a paved dining terrace adjacent to the kitchen, and there are various espaliered fruit trees and a variety of herbs and perennials.

SITUATION & AMENITIES

The sought-after village of Bledington is situated in the heart of the North Cotswolds.

Principally centred around the green and duck pond, the village is mainly comprised of period Cotswold stone properties. It enjoys a wonderful community spirit having retained a village hall, parish church and primary school (Ofsted: Outstanding) There is a new community shop and cafe and a renowned award-winning pub, The Kings Head, which is situated on the green.

The towns of Stow-on-the-Wold and Chipping Norton have excellent shopping, recreational and business facilities, and the award-winning Daylesford Organic Farm Shop & Spa is only five minutes away. Soho Farmhouse can also be reached in less than half an hour. Neighbouring Kingham also has a village shop and two award winning pubs. Further facilities and extensive leisure activities and amenities can be found in Oxford and Cheltenham.

Secondary schools include the Cotswold Academy at Bourton on the Water (Ofsted:Outstanding) and a range of private schools are also within easy reach, including Kitebrook, The Wychwood School and Kingham Hill School.

Bledington is also very well located for commuting to London via the M40 and from Kingham Station (1 mile distant) with mainline trains to London Paddington taking approximately 90 minutes.

Leisure facilities in the area include racing at Cheltenham, Warwick and Stratford-upon-Avon and golf at nearby Lyneham and Burford. The surrounding countryside also offers an extensive network of footpaths in a beautiful landscape.

SERVICES

Mains water, drainage, and electricity. Oil fired central heating. Electric underfloor heating. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES AND FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.



LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester,
Gloucestershire, GL7 1PX, T 01285 623000, W cotswold.gov.uk

Council Tax: Band E

VIEWINGS

Strictly by appointment. Butler Sherborn, Stow-on-the-Wold
T 01451 830731 or The London Office T 0207 839 0888
E elizabeth@butlersherborn.co.uk

DIRECTIONS (POSTCODE OX7 6UZ)

From Stow on the Wold take the A436 towards Chipping Norton, turning right onto the B4450 to Bledington. Come into the village and pass the green and pub on your right. Continue over the bridge and follow the road round to the left. As the road bends sharply to the right, drive straight on into Chapel Lane. Chapel House will be found on the right hand side, before you reach the Dutch barn on the left.



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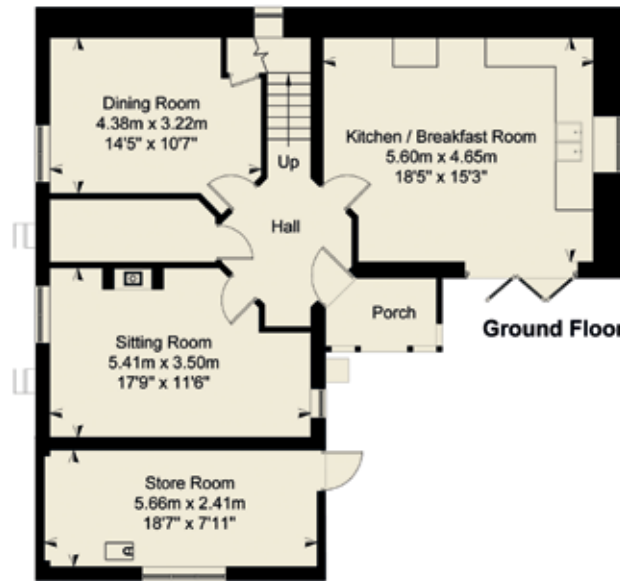
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House Approximate IPMS2 Floor Area
Store Room

160 sq metres / 1722 sq feet
13 sq metres / 140 sq feet

Total
(Includes Limited Use Area)

173 sq metres / 1862 sq feet
12 sq metres / 129 sq feet



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This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

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Photographs taken September 2020. Particulars written: September 2020.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			