



**THE OLD CHAPEL**  
SHIPTON OLIFFE, GLOUCESTERSHIRE

Cheltenham 6 miles. Cirencester 15 miles,  
Northleach 6 miles. Cheltenham Railway station  
8 miles (London Paddington approx. 2 hrs) M5  
(Junctions 9 and 11a) 9 miles. M4 (Junction 15)  
30 miles via the A419 dual carriageway  
(all mileages approximate)

## A handsome detached period three bedroom property, situated in a desirable village near Cheltenham.

**Ground Floor:** Entrance Hall • Open plan Kitchen/Dining  
Room • Sitting Room with a wood burner • Utility Room  
Cloakroom • Ground floor Bedroom/Study

**First Floor:** Main Bedroom with adjoining Shower Room  
Double Bedroom • Family Bath/Shower Room

**Outside:** Enclosed Terrace • Private Parking for  
several cars • Garden overlooking a field • All set in  
approximately 0.1 Acre

**Butler**   
**Sherborn**

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## DESCRIPTION

The Old Chapel is not Listed and it originates from 1884. This super property is constructed of red brick with dark detail over the windows and doorways and under a slate tiled roof. Period features include some impressive stained-glass windows and exposed beams.

The current owners have installed a modern kitchen and a bath/shower room on the first floor. They have also replaced the windows and the impressive double front door. This converted chapel offers a well-appointed open plan space arranged over two floors. There is a useful utility from the garden entrance leading into a lovely open plan kitchen/dining room and a sitting room separated by a fire-place with a wood burner. There are three double bedrooms, one of which is on the ground floor.

The enclosed, southwest facing walled garden is ideal for outdoor entertaining, the rest of the garden is set under mature trees with views over a field. The private parking area is to the side of the house, and perfect for day-to-day access to the utility/kitchen area. To the other side of the property there is a bin store and oil tank.

The Old Chapel would suit either those looking for a weekend retreat or a professional couple who require easy access to Cheltenham and road links beyond. Andoversford just one mile away with a village shop, a playground and playing field, a pub, post office and a filling station, which also has groceries and newspapers



## SERVICES

Mains water and electricity. Septic tank. Oil fired central heating. Telephone connected and Broadband in the village (subject to BT regulations) (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

## FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

## TENURE

Freehold

## LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester GL7 1PX Tel: 01285 623000

**COUNCIL TAX** Band E



## VIEWINGS

Please telephone Butler Sherborn: Stow-on-the- Wold Office T 01451 830731 or The London Office T 0207 839 0888. E [stow@butlersherborn.co.uk](mailto:stow@butlersherborn.co.uk)

after St Oswald's church and the left turn with the triangle of green grass. The Old Chapel will be found on the right-hand side.


## DIRECTIONS (GL54 4HZ)

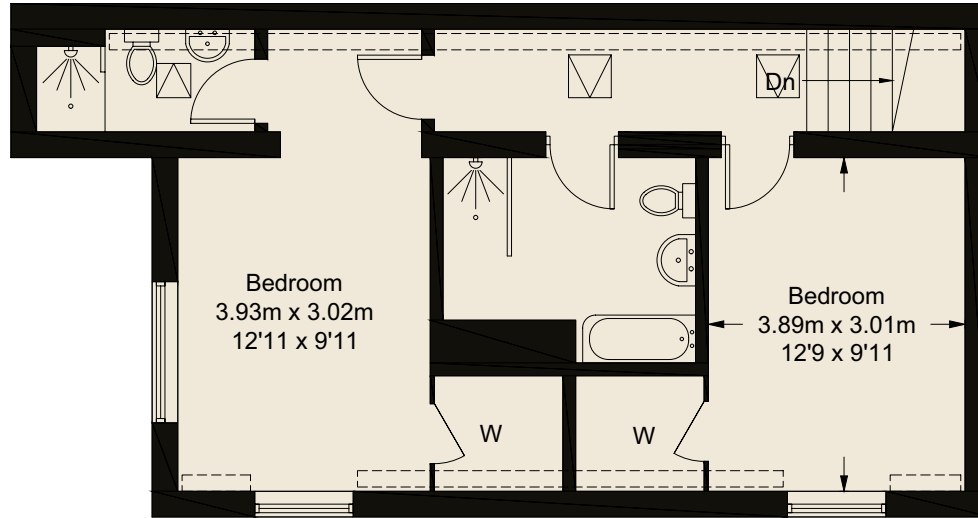
From Stow on the Wold take the B4068 towards Cheltenham. Join the A436 and taken the turning left signposted "Shipton". This road will lead into Shipton Oliffe, turn right,

**what3words:** youth.piglets.tone

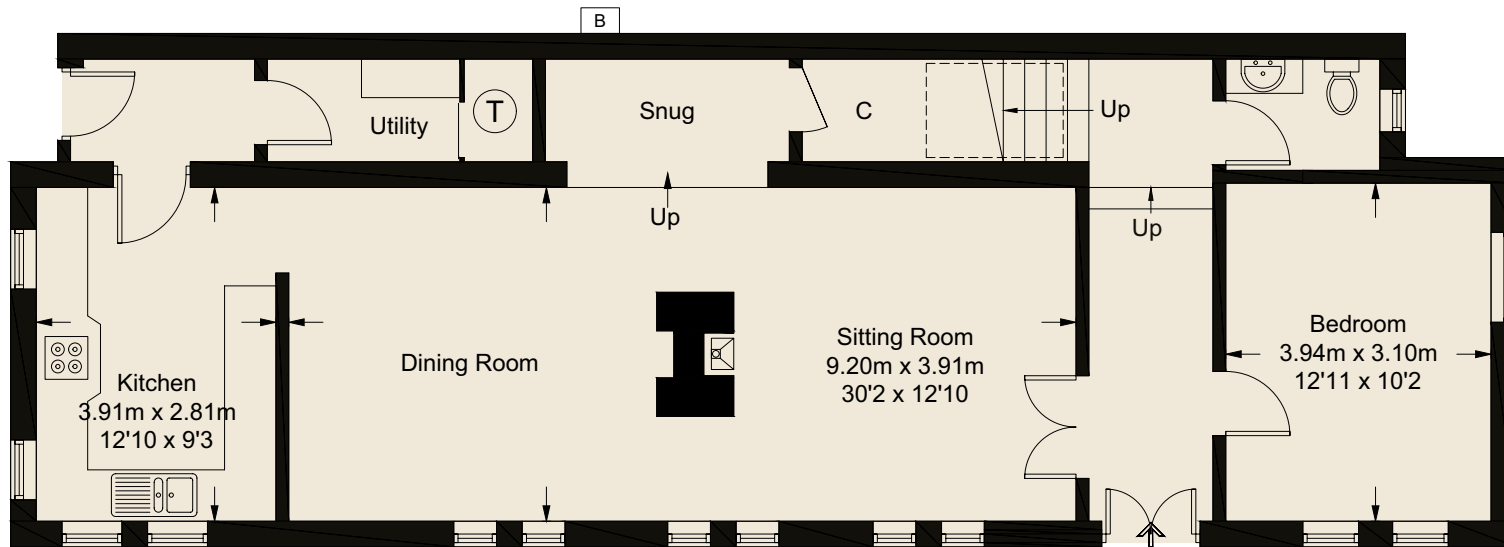




 = Reduced headroom below 1.5m / 5'0



**First Floor**



**Ground Floor**

Approximate Gross Internal Area = 141.1 sq m / 1519 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1137837)



**Pubs**

Frogmill, Andoversford 0.9 miles  
 The Kilkenny Inn, near Foxcote 2.1 miles  
 Wheatsheaf, Northleach 6 miles



**Schools**

Andoversford Primary School 1.5 miles  
 Cotswold Academy Bourton on the Water 10.4 miles



**Train stations**

Kingham Station 17.8 miles  
 Moreton in Marsh Station 17.6 miles  
 Cheltenham Station 8.0 miles



**Membership Clubs**

Elkstone Studios 8 miles  
 Daylesford Organic/Bamford 17 miles



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