



MISREPRESENTATION ACT 1967. Messrs. Bennett Jones for themselves and for the Vendors of this property whose agents they are, give notice that: All statements contained in their particulars as to this property are made without responsibility on the part of the Agents or Vendors.

None of the statements contained in their particulars as to this property is to be relied on as a statement or representation of fact. Any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendors do not make or give and neither the Agents nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

The Old Chapel Chapel Hill, Newport, Berkeley, GL13 9PZ

Asking Price
£435,000



ATTRACTIVELY CONVERTED CHAPEL, SET IN GOOD LOCATION, CLOSE TO A38 AND OPEN FIELDS, MANY CHARACTER FEATURES, ORIGINAL WOOD PANEL ENTRANCE PORCH, LARGE LOUNGE/DINING ROOM WITH WOOD BURNER, LARGE KITCHEN/BREAKFAST ROOM, TWO GOOD SIZED GROUND FLOOR BEDROOMS AND SHOWER ROOM, LARGE FIRST FLOOR LIVING ROOM, TWO FURTHER GOOD SIZED BEDROOMS, BATHROOM, GARDENS, ELECTRIC HEATING
MUST BE SEEN. ENERGY RATING: E

01453 544500

31 Parsonage Street, Dursley
Gloucestershire, GL11 4BW

bennettjones.co.uk

sales@bennettjones.co.uk



The Old Chapel Chapel Hill, Newport, Berkeley, GL13 9PZ

SITUATION

This substantial detached chapel conversion is situated in the village of Newport, which is well placed for easy access to the A38 and adjoining M5 motorway network. The property is within a few minutes drive of the historic town of Berkeley, which has a good range of local shops, library and doctors surgery. The village also has easy access to Cam, Dursley, Thornbury and Wotton-under-Edge, which all provide a range of shopping, educational and recreational facilities.

DIRECTIONS

If travelling from Cam and Dursley, join the A38 and proceed in a southerly direction until reaching the village of Newport. Proceed through the village, turning right into Chapel Hill and bearing left and The Old Chapel will be found after approximately 200 metres on the left hand side.

DESCRIPTION

This impressive characterful chapel conversion offers extremely spacious accommodation being converted by the current owner approximately 12 years ago to a good standard and retaining many of the character features. The accommodation is accessed via the original chapel doors leading to a most attractive panelled entrance porch, this in turn leads to a spacious 36 foot living room/dining room with wood burner and french doors opening onto the garden. There is a 21 foot kitchen/breakfast room fitted with a good range of units and on the ground floor there are two double bedrooms; which are serviced by a central shower room. On the first floor there is a further 26 foot living room, which is triple aspect and two further bedrooms along with bathroom/second wc. The accommodation benefits from electric heating and is set in gardens to front and both sides, with patio, lawn and some of the original gravestones, which we understand can be relocated if required.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

ENTRANCE PORCH

With double wooden front doors, attractive panelling and doors leading to:

LIVING ROOM 11.09m x 4.74m narrowing to 3.94m (36'4" x 15'6" narrowing to 12'11")

Having central wood burner to living area, double glazed window to side, open stairs to first floor, attractive wooden flooring, high ceiling, built in cupboard, double glazed french doors to side and two electric panelled radiators.

KITCHEN/BREAKFAST ROOM 6.46m x 3.04m (21'2" x 9'11")

Fitted with a good range of wall and base units with laminated work surfaces over, plumbing for dishwasher and washing machine, space for electric range cooker, double glazed door to side, two double glazed windows to side and rear, tiled flooring, inset enamelled one and half bowl single drainer sink unit and electric panelled radiator.

INNER HALLWAY

Leading to:

BEDROOM TWO 3.82m x 3.93m (12'6" x 12'10")

Having double glazed window, electric panel radiator and attractive strip wood floorboards.

BEDROOM FOUR 4.23m x 2.84m (13'10" x 9'3")

Having electric panel radiator, double glazed window to side and attractive floorboards.

SHOWER ROOM

Shower cubicle with electric shower, wash hand basin, wc and stainless steel ladder towel rail.

ON THE FIRST FLOOR

LANDING

Leading to:

FIRST FLOOR LIVING ROOM 8.11m x 5.63m narrowing to 4.33m (26'7" x 18'5" narrowing to 14'2")

Having four double glazed windows overlooking three aspects with views, electric panel radiator.

BEDROOM ONE 4.67m x 4.37m (15'3" x 14'4")

Having built in wardrobe, electric panelled radiator, double glazed windows to rear and side.

BEDROOM THREE 4.77m x 3.34m narrowing to 2.61m (15'7" x 10'11" narrowing to 8'6")

Having double glazed window to front and side, electric panelled radiator.

BATHROOM

Having panelled bath, low level wc, shower cubicle with electric shower, wash hand basin and airing cupboard with tank.

EXTERNALLY

The property is bound by stone walling with steps leading to original character front door. There is a good sized lawn area with some of the original gravestones, which we understand can be relocated, raised borders and further side patio accessed by french doors from the dining room.

AGENT'S NOTES

Electricity, drainage and water are understood to be connected.

Electric heating.

On street unrestricted parking.

Council Tax Band: 'F' (£2,997.95).

Tenure: Freehold.

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

VIEWING

By appointment with the owner's sole agents as over.

