



THE OLD CHAPEL

Beckford Road | Alderton | Gloucestershire | GL20 8NL

HUGHES **HS** SEALEY

Welcome to... THE OLD CHAPEL

Welcome to The Old Chapel, Alderton, which having started life as Methodist Chapel in 1899, was then converted into a family home in the 1980's. Fast forward to 2019, when the current owners took possession and they undertook a substantial refurbishment of the property and today we bring to the market, a stunning and fascinating four-bedroom home that is beautifully appointed and combines the charm of the historic building with a modern and contemporary finish that meets the demands of modern day living.

The accommodation is arranged over two floors so today, The Chapel enjoys circa 2098 square feet of internal space and as such, all of the rooms are well proportioned, with a majority featuring the period features one would expect such as original beams and the tall chapel windows, whilst enjoying modern touches such as the wood burner in the living room and

the glazed galleried landing on the first floor.

On the ground floor is an entrance hall that leads through to a large central room, which is currently being used as an office by the sellers. From the office a door to the head of the room leads through to the living room, and what a room this is.

The first thing one notices is the height of the roofline within the room, the second is the stunning galleried landing that sits above the living room and which is such a feature of the first floor and the building itself. Further points of interest about the room include the feature log burning stove and the light that the room enjoys, this from the three tall chapel windows that run along the left-hand elevation.

Within the room are three internal doors. The first leads to the separate utility room, which is located to the head of the living room, the second

door takes you to the ground floor bedroom and finally, behind door number three is an exquisite kitchen with an adjoining living area.

The kitchen was replaced, and the room fully modernised in 2019 to create a contemporary open plan living area with sliding and folding doors that open onto the garden. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. The room features a central island, ceramic double sink, inset spotlighting and under floor heating.

The ground floor bedroom is a double room which benefits from a walk-in wardrobe and three-piece, ensuite shower room.

On the first floor and arranged around the stunning galleried landing are the three upstairs bedrooms, all of which are double rooms and the family bathroom. The principal bedroom benefits from a modern, three-piece ensuite shower room.

















Explore outside... THE OLD CHAPEL

Externally, the property enjoys off road parking for 2-3 vehicles to park in tandem alongside the chapel. The garden, which is located to the rear of the property, enjoys a large, paved terrace which opens onto lawns. The garden, which has recently been landscaped, includes raised shrub and flower beds plus a pergola which provides an additional seating area. Within the garden, which is fully enclosed, is a large garden shed which benefits from light and power.

LOCATION

The property is located in the charming village of Alderton, which lies four miles to the north-west of Winchcombe, seven miles from Bishops Cleeve and Tewkesbury and ten miles from Cheltenham. There is a village post office and shop, the Gardeners Arms pub and the church of St Margaret of Antioch. There is also a village school, being Oak Hill Primary School. Furthermore, there is a weekly toddler's group, a preschool, allotments and

local events held in the village hall.

Lying on the edge of the Cotswold Hills and the Vale of Evesham, the village contains a pleasant mix of both stone and red brick properties as well as earlier wattle and daub thatched houses.

- A stunning and fascinating conversion of a former Methodist chapel originally built in 1899
- Converted in the 1980's, the current owners substantially modernised the home in 2019
- Highly individual, this property is one that comes with a high recommendation to view
- Arranged over two floors, the property's accommodation extends to around 2,098 square feet
- Sitting room with a view to the roof space, taking in beams, chapel windows and galleried landing

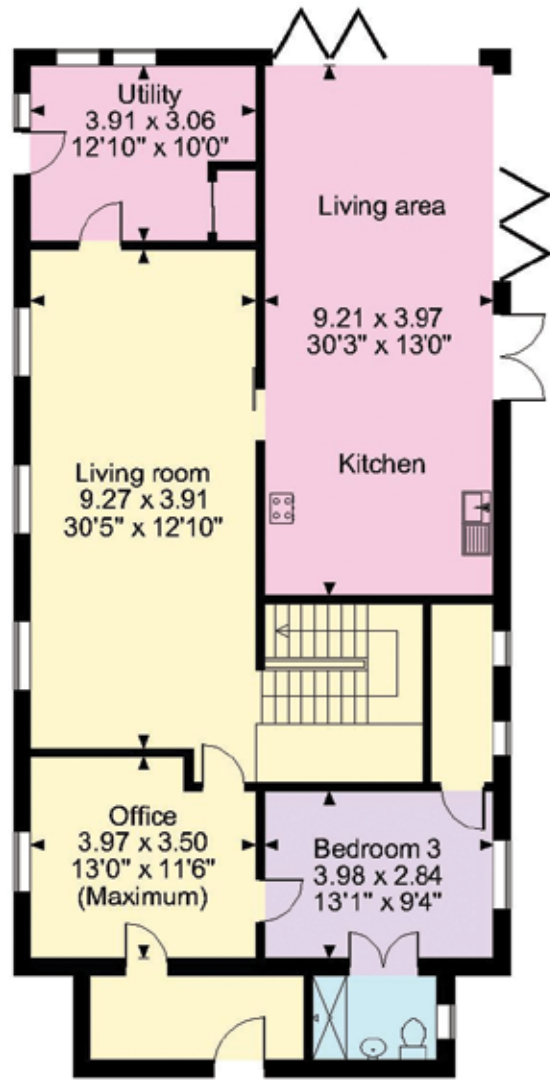
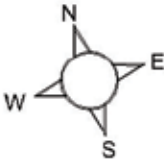
- The kitchen was fully modernised in 2019 to create a contemporary open plan living area
- The ground floor also includes a double bedroom with en suite, study and utility room
- Principal bedroom with an en-suite shower room, two further guest bedrooms and a family bathroom
- Mature, enclosed rear garden enjoying paved terrace, lawns and raised flower beds
- There is off road parking for 2-3 vehicles to park in tandem alongside the chapel

LOCATION

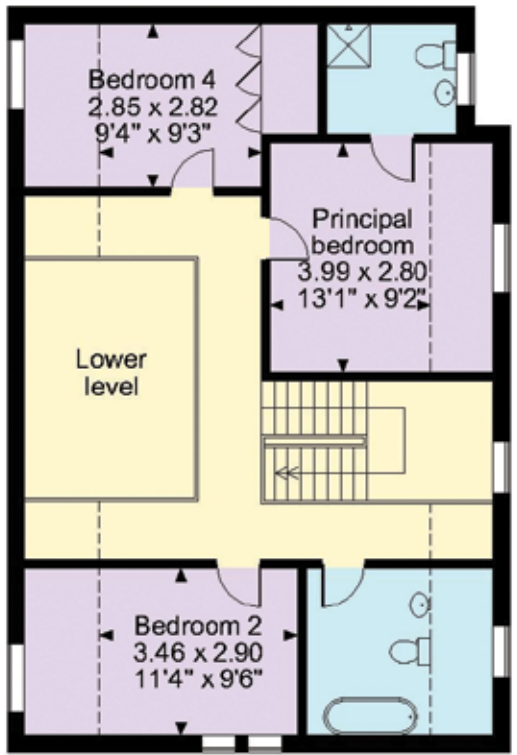
To locate the property, please enter the following postcode into your sat nav system: GL20 8NL. Upon arrival, the property can be identified by our For Sale sign.



Beckford Road Alderton, Tewkesbury
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 195sq.m (2,098sq.ft)



ground floor



first floor

Denotes restricted head height

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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