



THE OLD CHAPEL, CHAPEL LANE,  
COLLINGBOURNE KINGSTON, MARLBOROUGH

**BREARLEY & RICH**  
ESTATE AGENTS

# **THE OLD CHAPEL, CHAPEL LANE, COLLINGBOURNE KINGSTON, MARLBOROUGH, WILTSHIRE, SN8 3SD**

*Marlborough approximately 10 Miles. Train services are from either Andover (Waterloo line) approximately 10 miles and Hungerford (Paddington line) approximately 12 miles. Grateley and Great Bedwyn stations approximately 10 miles.*

**A recently modernised Edwardian chapel conversion offering extensive and versatile accommodation including an excellent guest suite/potential annex/studio.  
The property benefits from a private location in a no through lane.**

\* Reception hall \* Vaulted first floor sitting room \* Ground floor sitting/dining room \* Kitchen/breakfast room \* Large utility room \*  
\* Four bedrooms \* Dressing room/study \* 3 Bath/shower rooms \* Garage \* Parking \* Gardens \*



## **COLLINGBOURNE KINGSTON**

The property lies within an Area of Outstanding Natural Beauty and a Conservation Area. The surrounding countryside offers a wide network of footpaths and bridlepaths, ideal for walking, cycling and riding. The village itself has a village hall, church and public house with the nearby village of Collingbourne Ducis having a primary school. The larger towns of Marlborough, Andover and Hungerford are 9-12 miles away and provide a wide range of amenities, shopping and leisure facilities.

The area is well served by an excellent range of local schooling, with a primary school in Collingbourne Ducis and St Francis Preparatory School in Pewsey, as well as Dauntsey's and Marlborough College close by. There are rail communications from Pewsey and Great Bedwyn to London Paddington (about 1 hour 15 minutes) and to London Waterloo from Andover (about 1 hour).



### THE PROPERTY

An outstanding converted Edwardian Wesleyan chapel which has previously been extended and has been further updated and improved by the current owners over the last 10 years. The property now provides generous well proportioned accommodation whilst retaining much original character and charm. Of particular note are the vaulted first floor sitting room with wood burner, exposed beams and panelling and stained glass windows. Adjacent to this there is a main bedroom suite with full en suite bathroom and dressing room (currently used as a study). On the ground floor there is a further reception room providing a sitting/dining space adjacent to the modern kitchen/breakfast room. Beyond the kitchen there is a very generous utility/boot room with access to the garden and in to the garage. The ground floor also provides two further bedrooms, one of which has a door in to the adjacent shower room providing en suite facilities. Finally, above the garage there is an excellent vaulted studio/annex with kitchenette, shower and en suite cloakroom providing self contained space for guests or relatives. In all, the property provides a great level of flexibility for work from home spaces and multi generational living if required.

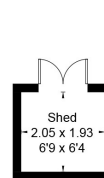
### OUTSIDE

To the front of the house there is a shared gravel drive leading to a parking area for three cars. The double garage has a roller door and is much higher than average with plenty of space for storage. To the rear, French doors from the sitting/dining room lead on to a large terrace bordered by lawns and mature hedges. An archway leads in to a further lawn where there are two timber sheds and a log store.

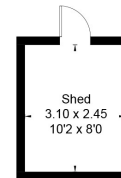
### SERVICES

Mains electricity, water and drainage. Oil fired central heating (boiler installed in 2021). Broadband currently 73Mb. Council tax Band D.

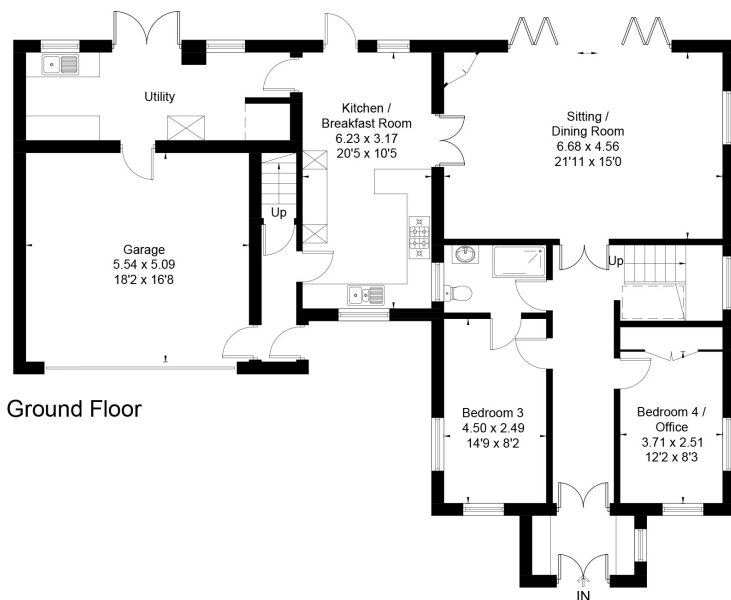
Approximate Floor Area = 258.2 sq m / 2779 sq ft (Excluding Sheds)



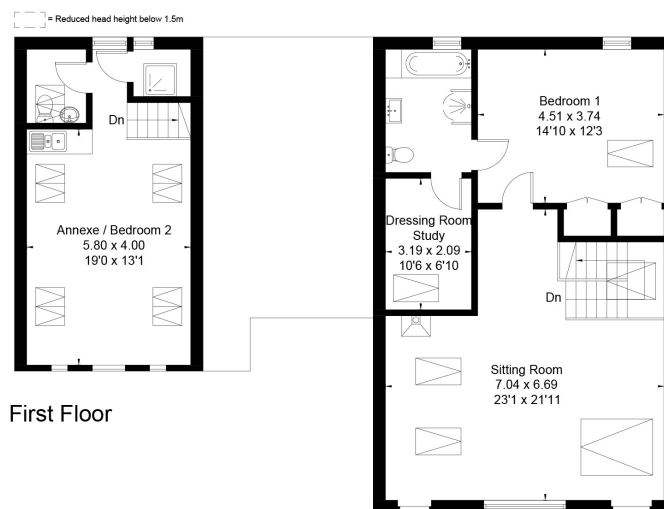
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #80047

**01672 514820**

www.brearleyandrich.co.uk  
1 London Road, Marlborough, SN8 1PH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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