



The Chapel House, Chapmanslade

The Chapel House, Chapmanslade, BA13 4AL

This fine, detached, large, light and spacious family home has been lovingly and tastefully converted from the former non-conformist chapel that has stood on this site since 1865. The Chapel House has been home to the current owners for 30 years, during which time they have carried out additional renovations, such as extensive lime repointing and internal upgrades to the kitchen, bathrooms, central heating and glazing. Original features have been preserved including stained glass windows, exposed timbers and some doors.

Set back from the main road and with parking for three cars, the accommodation is well proportioned and flexible, suiting anyone that needs to work from home as well as those seeking a substantial family residence.

Downstairs, an entrance vestibule leads to a welcoming hall with a beautiful staircase; the kitchen/diner has bespoke Mark Wilkinson solid oak units, granite worktops, LPG range cooker and ample room for a sizeable table; a water softener is installed in the utility room which offers plenty of additional storage and space for a washing machine and tumble dryer; a cloakroom is accessed through the utility area; the living room features a modern wood burner with Portland stone hearth and adjacent snug giving access to a yard; the formal dining room has space for a large dining table for entertaining; a further snug and study might also be used as an additional sitting room and children's play area.

Upstairs comprises a spacious landing, master bedroom with ensuite, fitted with corner bath and a separate power shower; three further king-size bedrooms; a room currently used as a study/craft room; and a large family bathroom, with bath and a separate walk-in shower.

The rear garden, enclosed by feather edge fencing and a stone wall, is planted with yew hedging; there is a summer house, lawn and a patio area for dining. An additional space beyond some steps has been used as a vegetable plot but could be the site of a workshop or garden office. There is a small graveyard at the far end of the garden which, by covenant (expiring 2036), requires the owners to permit access on request and at reasonable times.

Chapmanslade is a very popular village with a lively community. The property is within easy walking distance of the Anglican church, nursery and primary school, village hall, playing field and pub. Close-by is the A36 which serves Bath (30 minutes) and Salisbury (40 minutes). The village is equidistant (4 miles) from Warminster (good shopping and trains to Salisbury and the South Coast), the market town of Frome (good shopping, sports centre, theatre and railway station) and Westbury (good shopping, swimming pool and mainline trains to Paddington, 90 minutes, and Bristol, 40 minutes).

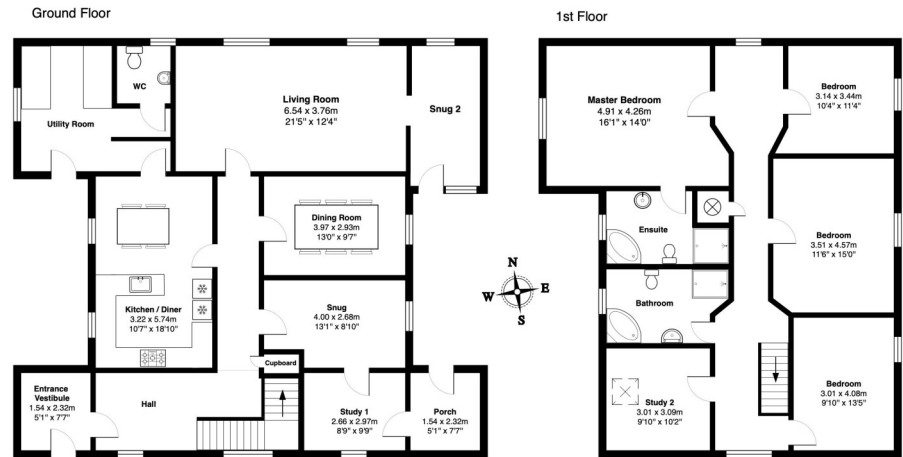
EPC - D, Services - Mains electricity, Mains water, Mains drainage, Oil, LPG Gas







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Total Area: 257.3 m² ... 2770 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.

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