



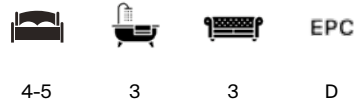
# CHAPEL HOUSE

Kemerton, GL20 7JN



# KEMERTON, TEWKESBURY, WORCESTERSHIRE, GL20 7JN

A very pretty Georgian property with south facing gardens, garaging and outbuildings, all set under the backdrop of Bredon Hill within the Cotswold Area of Outstanding Natural Beauty.



Local Authority: Wychavon District Council

Council Tax Band: G

Tenure: Freehold

Tewkesbury 5 miles, Cheltenham 12 miles, Evesham 9 miles, M5 Junction 9 (N&S) 4 miles, Worcester 15 miles, Birmingham 45 miles, London 105 miles (distances approximate).

Services: Sky broadband. Fibre to village, copper to house. All mains services are connected.

**Guide Price: 1,425,000**



## THE PROPERTY

Situated in the heart of the popular village of Kemerton, on the southern side of Bredon Hill, this beautiful detached family home provides flexible accommodation arranged over two main floors, with additional cellar space below. Extending to approximately 3,209 square feet (3,820 sq ft including garaging and outbuildings) and set in almost half an acre, the property has been sympathetically modernised but still retains a variety of fine period features. Georgian, but not historically listed, it offers a good balance of living space with traditional outbuildings and stunning mature gardens making it well suited to family living.







## LIVING AND ACCOMMODATION

The orientation of the house combined with large sash windows mean the house is naturally very light. The ground floor is larger than the first floor having been extended on separate occasions and includes three well-proportioned reception rooms, comprising a drawing room, reception room and dining room, together with a separate study. An orangery provides an additional light-filled living space, creating a strong connection with the garden. The kitchen/breakfast room offers ample space for everyday dining and entertaining, supported by practical ancillary areas including a utility room and cloakroom.



There are two staircases to the first floor. Overlooking the garden, the principal suite has a dressing room (bedroom 5) and a recently updated en suite shower room. There is a guest bedroom with an en-suite and two further bedrooms served by a family bathroom.





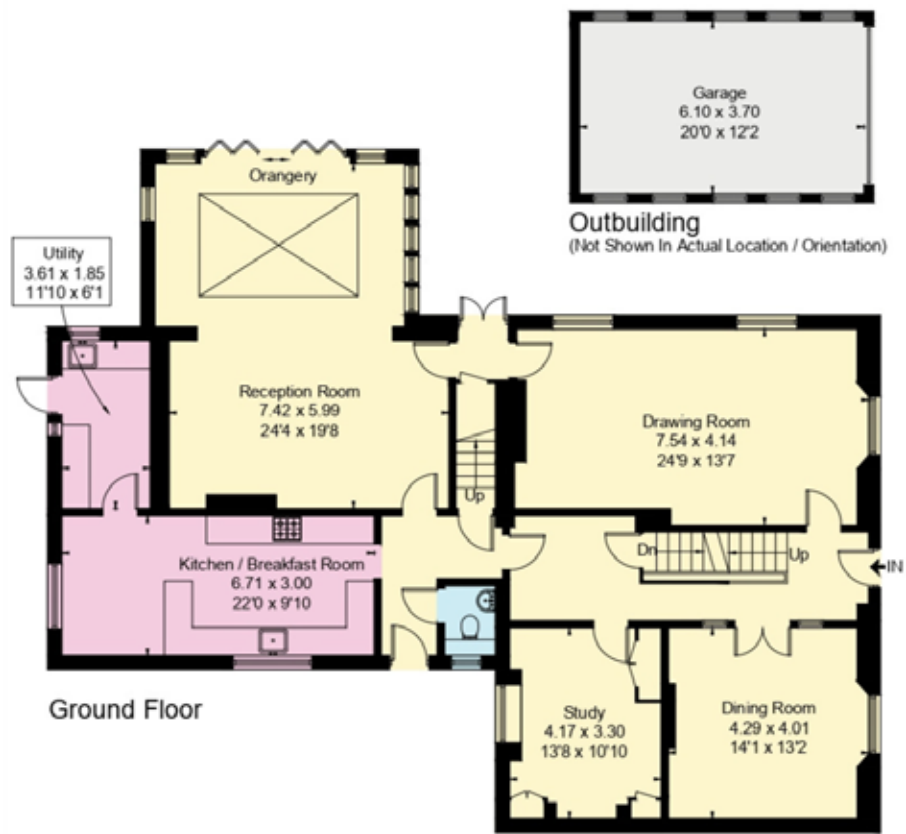
## GARDEN AND GARAGE

Outside, the gardens are a particular feature of the property. Fully enclosed, partly walled and south facing, the main part of the garden is encompassed by mature trees and hedge borders. Gravelled paths extend around the edge of the garden, flanked by pretty borders and centring on the large dining terrace and the lawn. There is a well established and productive vegetable garden complete with a greenhouse, a herb garden and numerous private seating areas from where to take it all in.

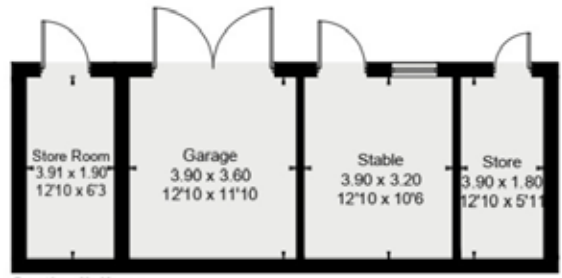
On the other side of the house, there is parking for numerous cars, a detached garage and a charming traditional outbuilding that has potential for a variety of ancillary uses, subject to individual needs.



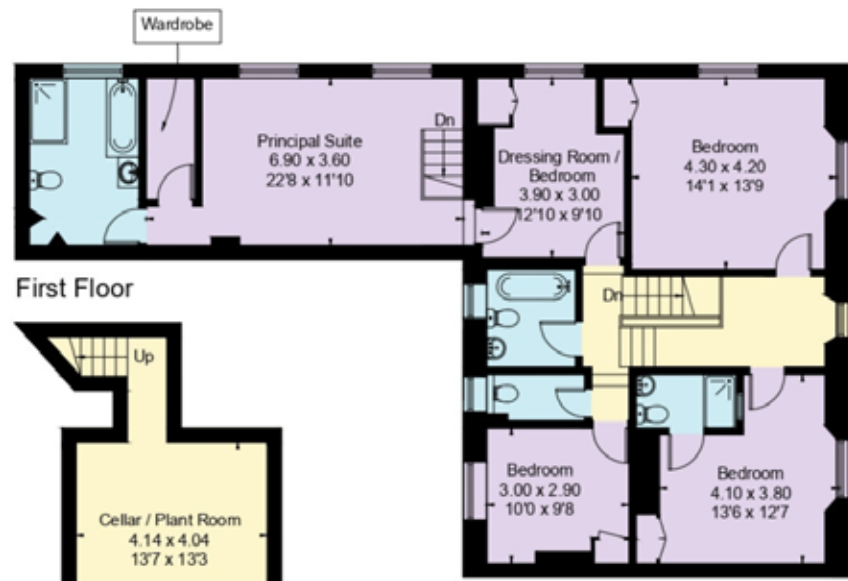




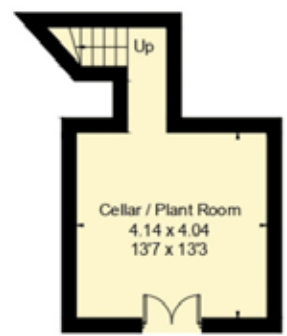
Outbuilding  
(Not Shown In Actual Location / Orientation)



Outbuilding  
(Not Shown In Actual Location / Orientation)



First Floor



Lower Ground Floor

Garage and Outbuildings Approx. gross internal area 690 Sq Ft. / 64.1 Sq M.  
 Main House Approx. gross internal area 3209 Sq Ft. / 298.2 Sq M.  
 Total Approx. gross internal area 3899 Sq Ft. / 362.3 Sq M.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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