



CHANTRY HOUSE

CHURCH LANE, NORTH NIBLEY, GLOUCESTERSHIRE



A CAPTIVATING GRADE II LISTED VILLAGE HOUSE,
STEEPED IN CENTURIES OF HISTORY, WITH
ENCHANTING GARDENS, A THATCHED SUMMER
HOUSE AND PANORAMIC SUNSET VIEWS ACROSS
THE GLOUCESTERSHIRE COUNTRYSIDE.



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Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired central heating

Local authority: Stroud District Council

Council Tax Band: G

Directions: What3Words: [///scores.dragons.cosmic](https://www.what3words.com/scores.dragons.cosmic)

Guide Price: £1,000,000

Viewings: All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP

SITUATION

Chantry House occupies a wonderful position beside St Martin's Church at the heart of the thriving village of North Nibley, at the foot of the Cotswold Escarpment within an Area of Outstanding Natural Beauty. Combining the charm of village life with easy access to surrounding towns and cities, North Nibley is one of Gloucestershire's most picturesque and sought-after rural communities.

The village offers an excellent range of amenities for day-to-day living, including the popular Black Horse public house, a highly regarded Church of England Primary School, a village hall, a sports club and an active community calendar, all of which contribute to its welcoming and vibrant atmosphere. The school is conveniently located within a short walk of the property, making The Chantry House particularly appealing for families.

Surrounded by rolling countryside and an extensive network of footpaths and bridleways, the area is ideal for walkers, riders and outdoor enthusiasts. The nearby Cotswold Way offers spectacular walks along the escarpment with breathtaking views across the Severn Vale and towards Wales beyond.

The attractive market towns of Wotton-under-Edge, Dursley and Tetbury provide an excellent selection of independent shops, cafés, restaurants and everyday amenities. The area is also exceptionally well served by both state and private schools, including Katherine Lady Berkeley's School in Kingswood, Rednock School in Dursley, Wycliffe College in Stonehouse, Stroud High School, Marling School and Beaudesert Park Preparatory School.

For commuters, the regional centres of Bristol, Bath, Cheltenham and Gloucester are all within easy reach, whilst Junction 14 of the M5 provides excellent connections to the Midlands, South Wales, the South West and the M4 corridor. Rail services from nearby Cam & Dursley and Kemble provide direct links to Bristol and London Paddington.



The area is renowned for its broad range of recreational opportunities, including golf at Stinchcombe Hill and The Cotswold Edge Golf Club, horse racing at Cheltenham, and premiership rugby at Gloucester. Nearby attractions include the historic Berkeley Castle, the Wildfowl & Wetlands Trust at Slimbridge and an abundance of beautiful countryside, making this a wonderful location in which to enjoy the very best of Cotswold and country living.

DISTANCES

Wotton-under-Edge 2 miles, Dursley 4 miles, Cam station 5 miles, M5 (J14) 5 miles, Tetbury 14 miles, Gloucester 16 miles, Bristol 20 miles, Kemble station 20 miles, (London Paddington 80 minutes). (All distances and times are approximate).



THE PROPERTY

Steeped in history and occupying an enchanting elevated position adjoining St Martin's Church in the heart of North Nibley, Chantry House is an exceptional Grade II listed residence enjoying glorious far-reaching westerly views across the surrounding Gloucestershire countryside. Believed to date from the 15th century, with later 17th- and 18th-century additions, the house is rich in architectural character. It offers a rare opportunity to own a significant piece of the village's history.

Constructed of attractive marlstone and limestone ashlar, this remarkable home retains a wealth of original features, including arched stone-mullioned windows, exposed timbers and a magnificent Tudor-arched stone fireplace which creates a striking focal point within the reception hall. Beautifully presented throughout, the house blends period charm with comfortable modern living, creating a home that feels both timeless and welcoming.



Extending to just over 3,000 sq ft, the well-balanced accommodation is arranged over three floors, with the added benefit of a useful cellar below, which opens directly on to the lower garden. The impressive entrance hall, with its flagstone flooring and historic fireplace, immediately sets the tone for the house. Two elegant reception rooms provide excellent entertaining and family living space, each centred around a working fireplace, perfect for cosy winter evenings. The well-appointed kitchen, complete with Aga and fitted cabinetry, flows naturally into the dining room where exposed beams frame wonderful views across rolling countryside, creating a setting equally suited to family suppers and relaxed entertaining.

The first floor offers a generous principal bedroom with en suite shower room, three further bedrooms and a family bathroom featuring an original Cotswold stone fireplace. There is a substantial attic room on the second floor providing versatile additional accommodation for guests, home working, hobbies or growing families.













GARDENS AND GROUNDS

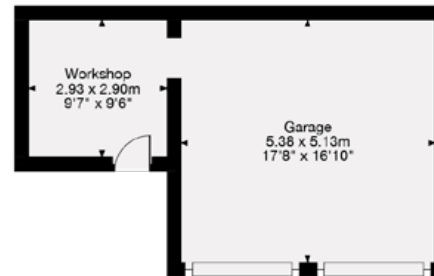
Approached via a shared driveway from Church Lane, black wrought-iron gates open on to a private parking area in front of the double garage, with further parking beyond.

The gardens are a particular highlight of Chantry House and perfectly complement its idyllic setting. Arranged across two levels and partially enclosed by handsome Cotswold stone walls, they offer an atmosphere of peace, privacy and seclusion. Expanses of lawn are interspersed with mature trees, colourful herbaceous borders, a feature pond and a productive vegetable garden, while terraces provide ideal spots for outdoor dining and entertaining. From spring blossoms to golden autumn sunsets, the gardens offer year-round enjoyment.

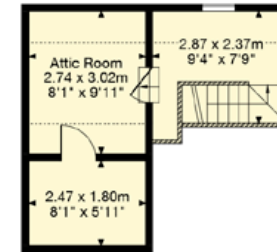
A charming thatched summer house sits in an elevated position beside the dining room and provides a magical retreat from which to enjoy the spectacular far-reaching westerly views. Whether enjoying a morning coffee, reading a book in the afternoon sun or watching the evening light fade across the hills with a glass of wine in hand, it is an exceptionally special place from which to appreciate the beauty of both the house and its surroundings.



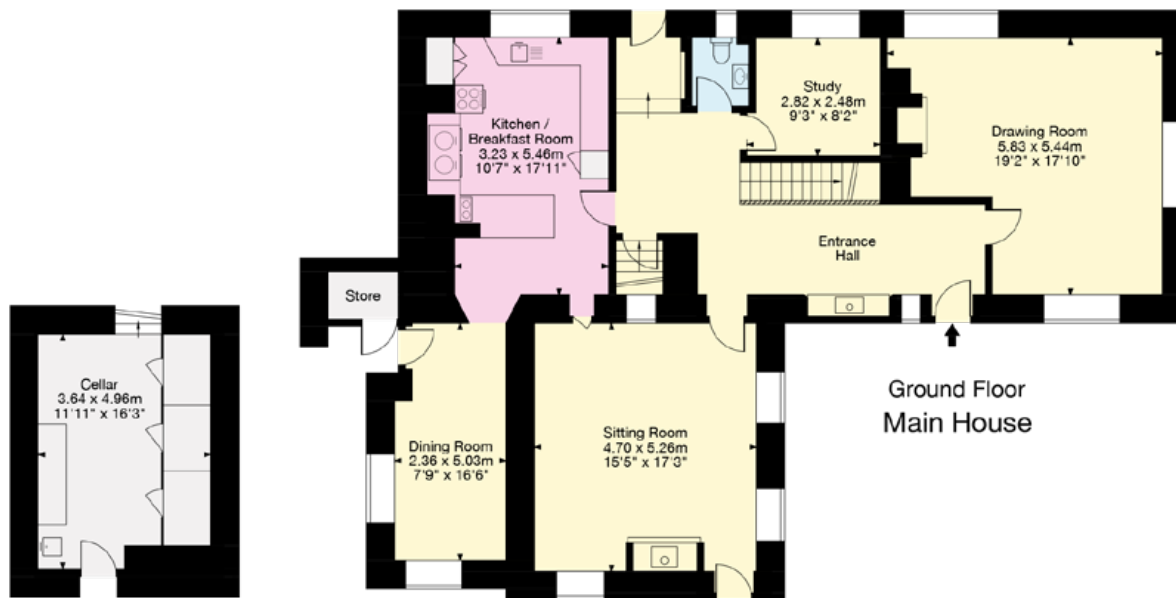




Garage / Workshop



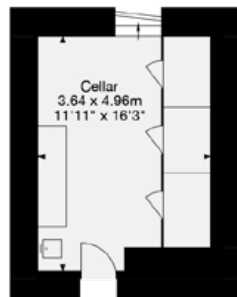
Second Floor



Ground Floor
Main House



First Floor



Cellar

Approximate Gross Internal Area
Main House = 284 sq m / 3,056 sq ft
Garage / Workshop = 37 sq m / 398 sq ft
Total Area = 321 sq m / 3,454 sq ft

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.



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