

THE CHAPEL



THE CHAPEL, POULTON, GL7 5JF

A CHARMING CONVERTED CHAPEL IN THE HEART OF THE COTSWOLDS.

DESCRIPTION

The Chapel, located in the heart of Poulton, is a beautifully renovated home which maximizes space and light. Formerly the village chapel, the current owners have taken great care in retaining original features throughout the renovations whilst striving to produce a contemporary living space.

The striking entrance hall with its tall arched oak doors and beautiful checkered tiled floor leads through the sitting room, a generous and comfortable room to relax in with oak floor and a large fireplace with wood burner.

The kitchen/ breakfast room is undoubtedly the heart of the house and a fabulous room to entertain family and friends. The impressive roof lantern allows an abundance of natural light and the bi-folding oak framed doors to the decked

terrace work beautifully to create an indoor/ outdoor living space.

A handy cloakroom and utility room with garden access are a useful addition to the ground floor.

The first floor comprises a generous master bedroom with en suite shower room. Across the landing is a further bathroom and two double bedrooms.

Outside the stunning terrace overlooks the garden which is predominantly laid to lawn with a beautiful wild flower area to the rear. The independent garage provides generous space for a work bench, garden tools and a car. The gated, graveled driveway offers ample additional parking.

ENTRANCE HALL • SITTING ROOMS • KITCHEN/ BREAKFAST ROOM
3 BEDROOMS • 2 BATH/SHOWER ROOMS • CLOAKROOM • UTILITY
GARAGE • PRIVATE OFF-ROAD PARKING • GARDEN • DECKED TERRACE



LOCATION

The Chapel is located in the heart of the Cotswold village of Poulton, home to the popular gastro pub The Falcon Inn, a beautiful 19th Century Church: St Michael and All Angels, and an excellent village shop/post office. Conveniently situated, the property is close to Cirencester, Cheltenham and Fairford.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés, a handy Waitrose and twice weekly markets.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing. Fairford is only a few miles away and boasts a thriving community life with a wide range of clubs and societies on offer. This vibrant market town is well equipped for everyday shopping essentials.

Sporting opportunities are abundant with nearby golf courses in Cirencester, Baunton, Minchinhampton and Naunton; bridle paths are plentiful; sailing and water

sports can be enjoyed at the Cotswold Water Park.

The area offers a superb choice of schooling with an outstanding selection of state, grammar and private schools such as Meysey Hampton Primary School, Ampney Crucis CofE Primary School, Hatherop Castle, Beaudesert Park, Westonbirt, Powells, Cheltenham Colleges and Farmor's School, to name but a few.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

FAIRFORD 3 MILES
CIRENCESTER 6 MILES
CHELTENHAM 20 MILES
KEMBLE STATION 10 MILES
(LONDON PADDINGTON 75 MINS)
SWINDON 16 MILES
M4 (JUNCTION 15) 18 MILES
All distances and times are approximate

GENERAL INFORMATION

Tenure: Freehold.

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

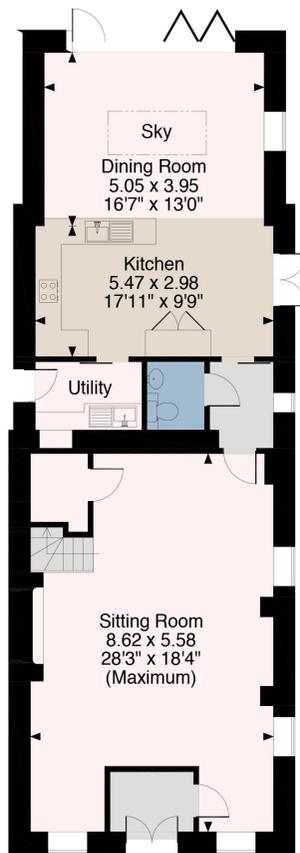
Postcode: GL7 5JF.

Viewing: Strictly by appointment through Sharvell Property Ltd.

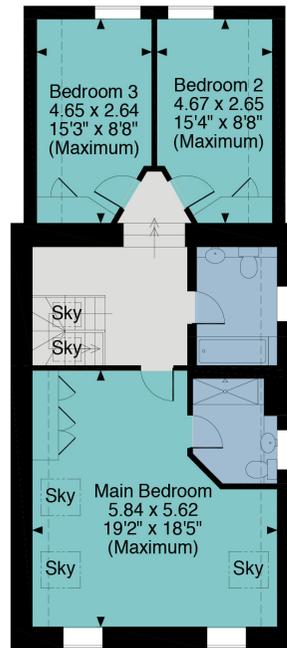
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. Tel: 01285 643000. Council Tax Band E, EPC rating E.



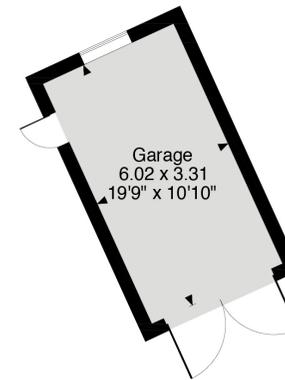


Ground Floor



First Floor

The Chapel, Bell Lane, Poulton
Main House internal area 1,743 sq ft (162 sq m)
Garage internal area 214 sq ft (20 sq m)
Total internal area 1,957 sq ft (182 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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