



SHARVELL PROPERTY

— THE COTSWOLD ESTATE AGENCY —



THE OLD CHAPEL

Tunley

The Old Chapel, Tunley, Sapperton, GL7 6LW

The Chapel/ Dining Room • Kitchen • Larder • Breakfast room • Sitting room
Dining Room • Family Room • Cloakroom • 3 Bedrooms • 2 Bathrooms
Landscaped garden • Terrace • Woodland • In all circa 6 acres

A stunning converted chapel in the heart of the Cotswolds

Description

Nestled in beautiful woodland, The Old Chapel is a converted and extended former Chapel bursting with charm, character and original features. Beautifully laid out it is both welcoming and comfortable with open plan living spaces and cosy corners.

The front door leads into The Chapel which has been beautifully restored and renovated as a fabulous dining hall with a vaulted ceiling, exposed beams, impressive wood burner and stunning timber floor. The room is made for entertaining and lends itself superbly to hosting dinner parties.

The kitchen at ground floor level is laid out around a centre island with ample work top space and storage. A step leads down to the breakfast area which is bright and light with French doors to the terrace. There is a discreet and handy larder for the cook enthusiast!

The adjacent dining room with its impressive inglenook fireplace with wood burner is a cosy room for informal dining and leads down to the sitting room with its wood burner and windows overlooking the rear garden.

The snug is both cosy and bright and is a good spot for quiet moments and movie nights.

The first floor comprises three bedrooms and two bathrooms. Careful thought and attention has been put into highlighting the charming original features of the home whilst creating bright and comfortable rooms with discreet storage.

Outside the terrace is a sun trap and is perfect for al fresco dining and lazy sundowners in the warmer months. The courtyard garden has been superbly landscaped with a pond, climbing wisteria and herbaceous borders. Stunning woodland borders the house creating a peaceful and enchanting setting. In all set in circa 6 acres of land.

The driveway offers plenty of parking.

Cirencester 5.5 miles
Kemble 6 miles
(direct train to London Paddington)
Stroud 8 miles
Tetbury 9 miles
Cheltenham 14 miles
Malmesbury 13 miles
All distances and times are approximate





General Information

Tenure: Freehold.

NB: There is a footpath that runs along the drive and along the boundary of the woodland.

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

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.



Location

The Old Chapel is located in Tunley close to the beautiful village of Sapperton, one of the most sought-after villages in the Cotswolds and home to the renowned and welcoming gastro pub, The Bell, a primary school, a parish church and the village hall. The Daneway pub is also close by and a great spot for a tippie after a long country walk.

Conveniently situated, the property is close to Cirencester and Cheltenham.

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

Cheltenham to the north offers excellent shopping and dining and is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The historic towns of Malmesbury and Tetbury are only a short drive away. Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

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.

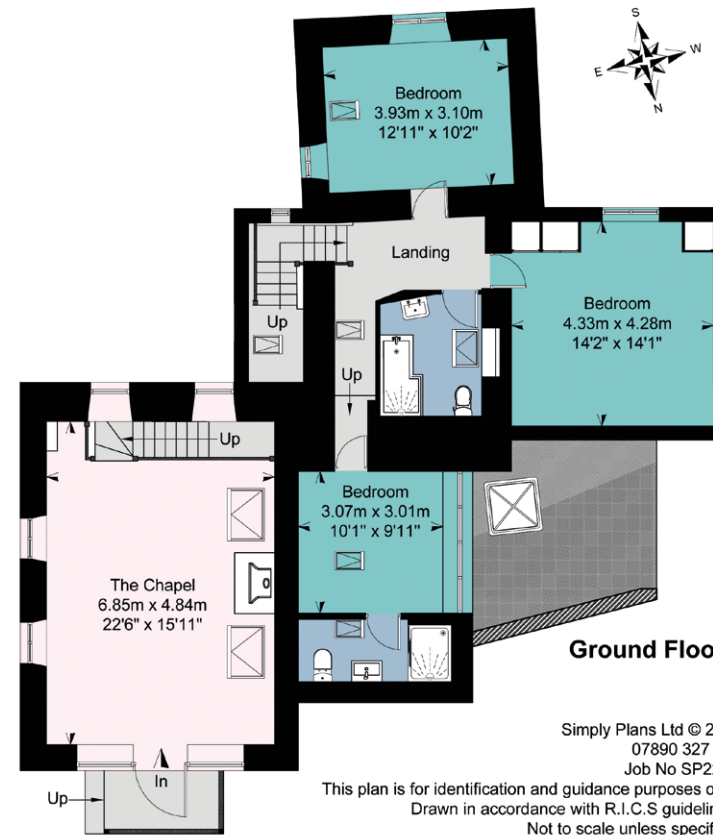
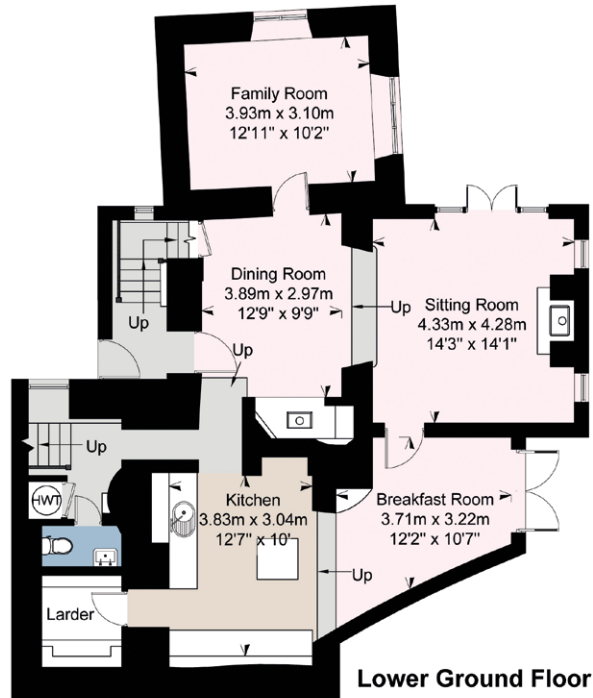
The area offers an excellent choice of schooling, including Beaudesert Park, Cheltenham Colleges, Westonbirt, as well as outstanding state and grammar schools.

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.



The Old Chapel, Tunley, Gloucestershire

House Approximate IPMS2 Floor Area 210 sq metres / 2260 sq feet



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Job No SP2248

This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

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