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CHAPEL
HOUSE

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Hill Road, Kemerton, GL20 7JN

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An elegant and substantial detached Georgian family home nestled within glorious gardens in a quiet lane in the heart of Kemerton's vibrant village.

- Drawing Room
- Dining Room
- Study
- Orangery/Sitting Room
- Kitchen/Breakfast Room
- Utility/Boot Room
- Principal Bedroom with En Suite
- Dressing Room/Bedroom Five
- Guest bedroom with En Suite
- Two Further Bedrooms
- Bathroom
- Cloakroom
- Garaging
- Store and Stable
- Parking
- Beautiful Gardens and Grounds.

DESCRIPTION

Chapel House is a quaint and quintessential Georgian property, superbly located in this charming and unspoilt village where houses rarely come to the market. Once a residence for the local Author and Conservationist, John Moore, it is a home with a lovely history that dates back, in part, to the early 18th Century with later additions completed by the current owners. This marriage of eras has resulted in a wonderful blend of period features with a more modern finish that has been cleverly considered to retain the very special original features that make Chapel House the most comfortable and inviting home throughout. Spanning internally over 3200 Sq Ft of immaculate accommodation set out over two floors of living, bedroom and entertaining space in addition to a beautiful walled garden of c0.45 acres, two garages, a stable and a stone store.

Stone steps rise up to the canopied entrance door that opens to the reception hall, with a cantilevered staircase rising to



the first floor. The house has a lovely symmetry enhanced by Georgian sash windows, high ceilings and a wonderful light and bright atmosphere. Off the reception hall is a dining room which overlooks the country scene to the front and behind is a study with an outlook of the kitchen garden. To the other side of the hall is the formal drawing room, a classic room with a feature fireplace and a dual aspect view of the manicured gardens to the side and the planted courtyard at the front. There is a door from here that opens to an inner hallway connecting this room to the beautiful orangery making it a practical arrangement for both entertaining and family life. The orangery was added in more recent years and is a wonderful extension to Chapel House. Designed to increase the size of the original sitting room, a charming room with a log burning stove, and as a space to enjoy the garden, as it opens up to the York stone terrace and lawns beyond by way of bi fold doors. This is a room for all seasons, its southerly aspect allows for all day sun and roof lights are fitted to the ceiling lantern ideal for summer and underfoot, there is underfloor heating throughout for colder months. The kitchen is adjacent, a spacious room with country fitted units and two ovens by Gaggenau, there is space for a dining table and a door into a utility room, which offers side access, directly from the parking and garage, making it a perfect for pets and as a boot room.

Also off the inner hallway is a secondary set of stairs leading directly to the master bedroom and as an alternative way to access the first floor. This principal room is of lovely proportions enjoying a walk in wardrobe and a luxury en suite bathroom with quality fittings and underfloor heating. Adjacent, is the original nursery room, which over the years has been the dressing room to the principal suite. This could easily be altered to become the fifth bedroom, as it would have been used traditionally. Arranged around an airy landing to which the main staircase leads, are two bedrooms that both enjoy country views to the front of the house. Both are fitted with wardrobes and one benefits from an en suite shower room. There is a further bedroom adjacent to a cloakroom in addition to a modern family bathroom.

OUTSIDE

The gardens are a particular feature to Chapel House and a fundamental element to the overall feel of this home. Facing south, the main area of level lawn is set to the side of the house and is overlooked by the principal reception rooms and bedroom. The entire plot has been lovingly curated and maintained by the current owners who have stocked the gardens with a variety of





fruit and specimen trees with flower and plants to the borders bringing colour and maturity. The boundaries comprise well established trees and the classic brick walling with formal hedgerow. A large paved terrace, ideal for outside entertaining, provides a lovely relaxed setting against the Georgian elevations that are adorned with wisteria at the front and side. Along the rear of the lawns is an extensive kitchen garden which provides herbs, fruit and vegetables. Within this part of the garden, is a useful brick store ideal for garden equipment and an outside boot room for wellies and storage. This continues to a further walled area that provides more fruit and herbs whilst giving access to double gates that open to the side of the house, with ample parking, a further graveled parking area, a large single garage and a brick built outbuilding with a stable, store and a further garage.

SITUATION

Kemerton is a charming village with a wonderful community spirit with life centering around two impressive historical Churches: St Nicolas and St Benet's, a village hall and the well renowned Crown Inn public house. The nearby village of Overbury (0.5 miles) offers a nursery and primary school whilst independent and state schools can be found in the outlying village of Bredon (1.1 miles) and historic towns of Tewkesbury (4.5 miles) and Cheltenham (14 miles). Cheltenham is home to Pate's Co-educational Grammar School, founded in 1574, Cheltenham College Cheltenham College, The Cheltenham Ladies' College and Dean Close. For the commuter, communications are excellent with a mainline railway stations at Ashchurch Tewkesbury (3.9 miles) and Cheltenham (14 miles) connecting Bristol and London respectively are within easy reach as is access to the M5 motorway (5 miles) connecting the West Country, North West of England and M4 to London. Bristol and Birmingham airports are approximately 1hr 15mins drive away. Comprehensive shopping is found in the nearby towns of Tewkesbury and Cheltenham, golf, horse riding, tennis, shooting ranges are all found in surrounding villages and towns.

ADDITIONAL INFORMATION

Council tax Band G

Electricity, Gas and Water on the mains services.

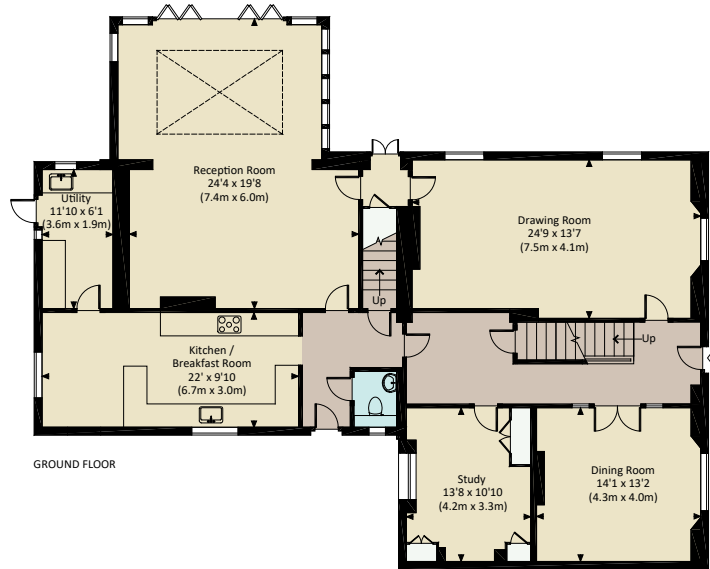
Broadband.



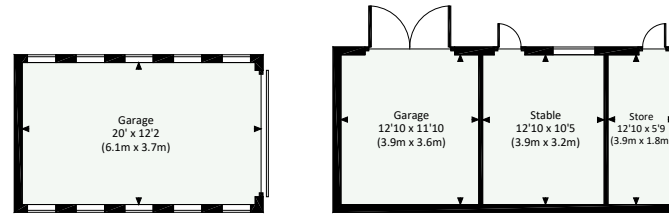
CHAPEL HOUSE, KEMERTON, GL20

Approx. gross internal area 3209 Sq.Ft. / 298.2 Sq.M.

Approx. gross internal area 3820 Sq.Ft. / 354.9 Sq.M. Inc. Outbuilding

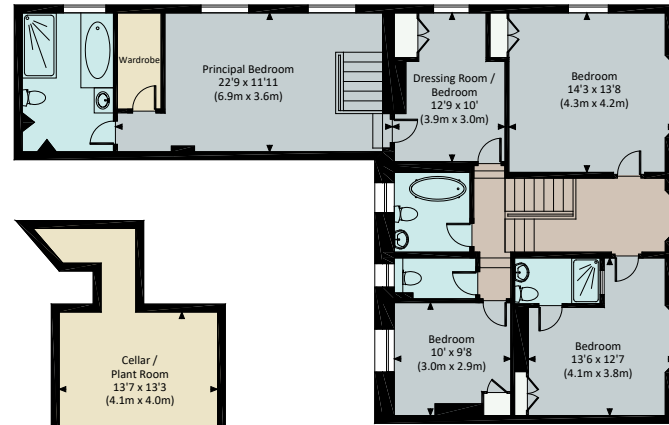


GROUND FLOOR

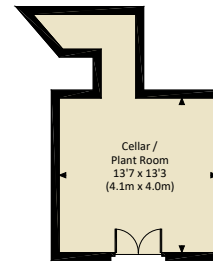


OUTBUILDING

OUTBUILDING



FIRST FLOOR



LOWER GROUND FLOOR



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



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Energy Efficiency Rating		Current	Potential
Overall Energy Rating	A		B1
Water Efficiency	B		B1B
Heating	C		B1B
Lighting	D		B1B
Hot Water	E		B1B
Walls	F		B1B
Floors	G		B1B

Full energy advice: www.kingsleyevans.co.uk

England & Wales EPC Directive 2002/91/EC