



The Old Chapel

Paxford, Nr Chipping Campden, Gloucestershire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Converted former chapel

A delightful detached 2 bedroomed converted chapel dating from 1835, set in a popular North Cotswold village



1 RECEPTION ROOM



2 BEDROOMS



2 BATH/SHOWER ROOMS



GARDEN AND PARKING



PAVED TERRACE



FREEHOLD



VILLAGE



825 SQ FT



**GUIDE PRICE
£550,000**



The property

The Old Chapel is a brick built former chapel which has been imaginatively converted and used as a holiday let. A particular feature are the full length arched Cotswold stone mullioned and leaded light windows which make the property light and airy.

The front door opens into a hall with coat hanging cupboard, off which are 2 ground floor double bedrooms, with en-suite bath/shower rooms.

A staircase rises to the open plan beamed sitting/dining room/kitchen with vaulted ceiling. The fitted kitchen is at one end and the sitting area has a handsome open Cotswold stone fireplace.

Outside

The Old Chapel stands in a charming lawned and paved garden contained within high hedges. There is parking for 2 cars.



Location

The Old Chapel stands in the curtilage of a listed building and is set in the attractive North Cotswold village of Paxford, lying between Chipping Campden and Moreton-in-Marsh. Paxford has a thriving community with many active events held in the village hall. There is a range of attractive stone built houses and cottages and a village pub which is undergoing refurbishment. Chipping Campden and Moreton-in-Marsh have a good number of pubs/cafes and provide first class day-to-day shopping, including two supermarkets and a mainline station with direct service to London Paddington and the Midlands. The major centres of Oxford, Cheltenham, Stratford-upon-Avon and the market towns of Chipping Norton and Shipston-on-Stour are all within easy reach. There is an excellent selection of state and private schools which are readily available and within comfortable driving distance, including Kitebrook House, together with a well regarded state school in Chipping Campden. Communications to the area are excellent

with good access to the M40 (Junctions 8, 9, 10 and 11) providing easy access to London, Heathrow Airport and the Midlands.

Sporting and recreational facilities are well catered for in the area, with golf courses at Broadway, Lyneham, Chipping Norton and Naunton Downs. National Hunt racing at Cheltenham, Stratford-upon-Avon, Warwick and Worcester. The surrounding countryside is particularly beautiful with traditional Cotswold villages, rural walks, interesting churches and important gardens at Hidcote and Kiftsgate.



Distances

- Chipping Campden 3 miles
- Moreton-in-Marsh 4 miles
- Stratford-upon-Avon 14 miles
- Cheltenham 25 miles

Nearby Stations

- Moreton-in-Marsh main line to London Paddington

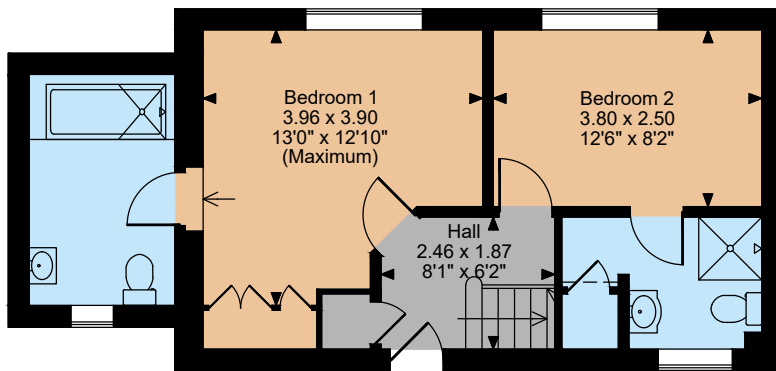
Key Locations

- Broadway Golf Club
- Chipping Campden
- Hidcote and Kiftsgate Gardens
- Royal Shakespeare Company

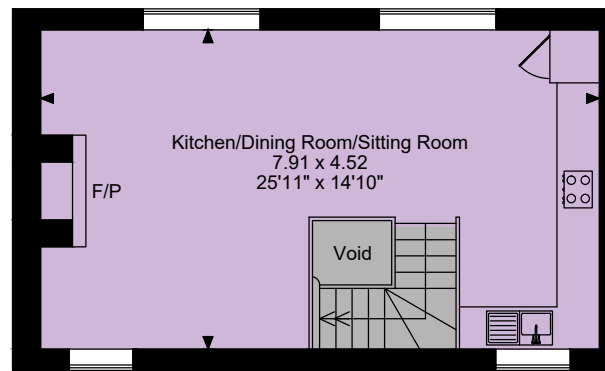
Nearby Schools

- Chipping Campden Secondary School
- Kitebrook Preparatory School
- Stratford Grammar Schools
- Warwick schools

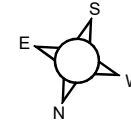




Ground Floor



First Floor



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

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 825 sq ft (77 sq m)

For identification purposes only.

Directions

Post Code GL55 6XP

From Moreton-in-Marsh take the A44 towards Broadway and just after the village of Bourton-on-the-Hill turn right signposted Blockley. Proceed through the village and after approximately two miles you will reach the village of Paxford. Continue into the heart of the village and the entrance to the Old Chapel will be found on the left-hand side just after the Churchill Arms, which is currently undergoing renovation.

what3words: ///grass.headings.weds

General

Local Authority: Cotswold District Council

Services: Mains water, drainage and electricity.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: To be assessed.

EPC Rating: F

Wayleaves and easements: The property will be sold subject to and with the benefit of all rights including the rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water and other pipes, whether referred to in the conditions of sale or not.

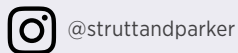
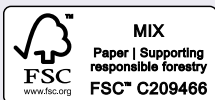
Moreton-in-Marsh

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