

**CHAPEL COTTAGE
HOE BENHAM**



Russell Marshall
Estate Agents

Chapel Cottage

Hoe Benham, Newbury, Berkshire, RG20 8PU

“A charming converted chapel with a delightful garden”

Guide Price £695,000

Approximately 4.6 Miles to Newbury

Approximately 5.3 Miles to Hungerford

Approximately 7 Miles to M4 J13

- Freehold
- Beautifully converted Chapel
- Believed to date from 1875
- Sympathetically Converted in 1988/9
- Approximately 0.25 Acres
- Generous Entrance Hall
- Split Level Sitting Room With Feature Fireplace
- Fabulous Kitchen/Dining Room
- Three Bedrooms
- Principal Bedroom With Dressing Room And En-Suite Bathroom
- Shower Room
- Oil Fired Central Heating
- Low Energy/LED Lighting Throughout The Property
- Useful Workshop
- Garage And Adjoining Store
- Delightful Re-Wilded Garden Offering A Good Degree Of Seclusion



Situation

The property is located in a sought after hamlet just ten minutes from Newbury. Newbury is a pretty market town well renowned for its racecourse, situated on the banks of the River Kennet. The Kennet and Avon canal runs through the town. The town centre itself has a range of national and independent retailers, supermarkets such as Waitrose approximately 8 minutes drive away, restaurants, a weekly market and the Corn Exchange, which has regular plays and concerts. Both the town centre and surrounding countryside offer a wide range of leisure and sporting facilities, such as the Watermill Theatre and a choice of three golf courses within very close proximity. There are also well known Michelin star restaurants near by such as The Woodspen and the Vineyard at Stockcross. Hoe Benham also benefits from a local pub, The Half Way Inn and a gastro restaurant The Boxford and are both a short walk away. Local Schools include Downe House, St Gabriel's, Cheam, Brokenhurst and Marlston House, Horris Hill, St Bartholomew's, Trinity and Park House all in easy reach. Newbury is superbly situated approximately an hour by road from London and Bristol on junction 13 of the M4. Approximately 45 minutes from both Oxford and Southampton on the A34. Newbury also has a mainline railway station with fast trains to London (Paddington) in approximately 40 minutes.



The Property

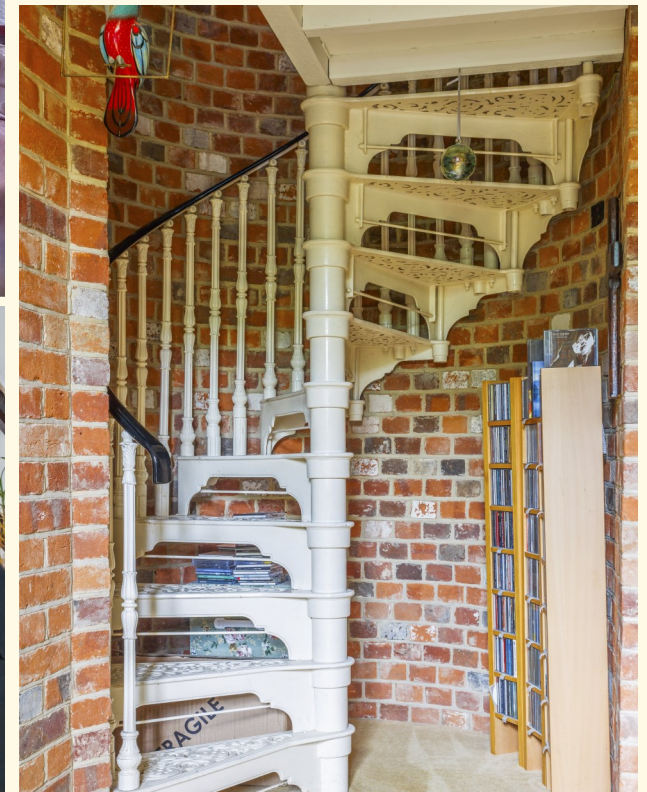
A beautifully converted former Wesleyan Methodist Chapel occupying a lovely secluded garden of around a quarter of an acre.

This charming home retains enormous character and charm. The property has been described as being of 'historic and architectural importance'.

The versatile accommodation includes a large split level sitting room with tall ceilings and a fireplace housing a wood burning stove.

The fabulous double aspect kitchen/dining room boasts a twin Belfast sink complimented by woodblock work surfaces and offers plenty of space for a dining table.

The wonderful main bedroom on the first floor has a spacious dressing room and en-suite bathroom. The two ground floor bedrooms are served by a separate shower room.







Outside

The mature garden is incredibly private with a variety of trees including oak, ash, hawthorn, plum and crab apple together with a number of shrubs and wildflowers. The garden has been re-wilded and is a wildlife haven. It has been organic for the past twenty years and no pesticides used.

A network of paths cross the garden with delightful views over fields on the north side of the garden.

The property is approached via a five-bar gate accessed off a small track, which leads to a parking area and oak-framed garage with adjacent store. There is a small side gate off the lane.

There is a separate insulated shed/workshop with power and a log store.

Chapel Cottage also finds itself in a Dark Skies area of the North Wessex Downs National Landscape.

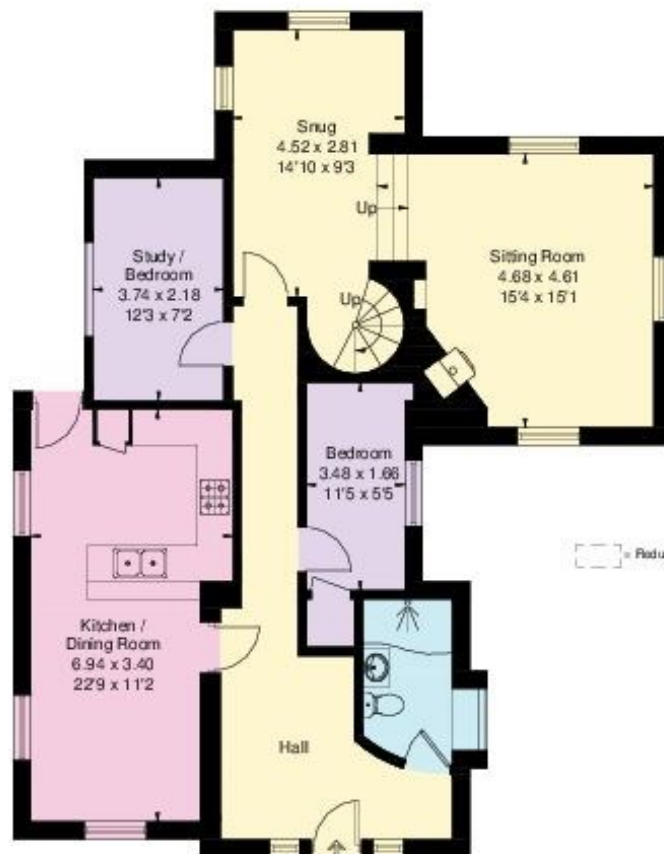




Approximate Floor Area = 130.2 sq m / 1401 sq ft
 Outbuildings = 33.6 sq m / 362 sq ft (Including Garage)
 Total = 163.8 sq m / 1763 sq ft



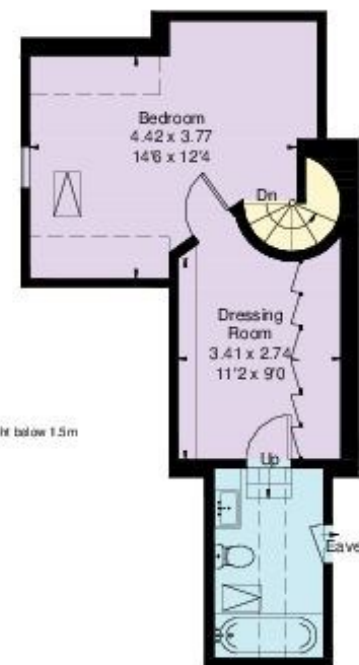
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



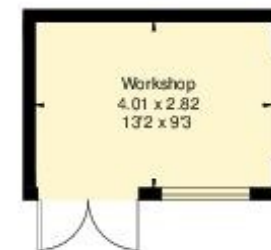
Ground Floor



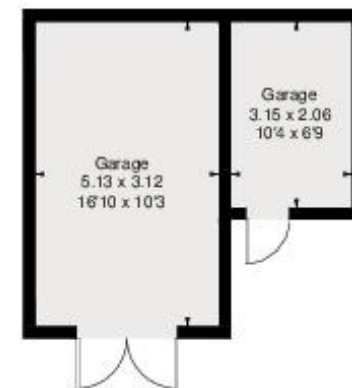
This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #70214



First Floor



(Not Shown in Actual Location / Orientation)



(Not Shown in Actual Location / Orientation)

Services

Mains Electricity
 Mains Water & Private Drainage

Council Tax Band: D

What 3 Words Location: ///universally.carrots.disco



01488 686867
www.russell-marshall.co.uk
 19 High Street
 Hungerford, Berkshire, RG17 0NL

These particulars are not an offer or contract or part thereof. Their accuracy is not guaranteed. No statement made in them shall be relied on as a statement or representation of fact and we and the vendors have no responsibility for them. We and our employees have no authority to and do not make or give any representations or warranty concerning this property any appliances mentioned or general services and any intending purchase must rely upon an inspection of the property.
 Russell Marshall Estate Agents is a trading name of RM Property Developments. Registered in England and Wales. No. 4872266. Registered Office Griffins Court, 24-32 London Road, Newbury, Berks RG14 1JX