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**CHAPEL COTTAGE**

Coberley, Nr Cheltenham, GL53 9QZ

# CHAPEL COTTAGE

COBERLEY, NR CHELTENHAM, GL53 9QZ

*An immaculate and beautiful true Cotswold cottage with gardens and a garage in the heart of this quaint village.*

- Sitting Room
- Living Room
- Kitchen/Dining Room
- Utility and Cloakroom
- Four Bedrooms (one with En Suite)
- Bathroom
- Shower Room
- Private Garden
- Stone Built Studio/Home Office.
- Tandem Garage

## DESCRIPTION

A quintessential link detached cottage in a picturesque setting, epitomising the street scenes that Cotswold villages have become so famous for. Chapel Cottage has been the subject of continued enhancements, the interior aesthetics feel light and modern yet in keeping with its surroundings and heritage as the Baptist Chapel, originally built in 1823. Clever use of space combines with large rooms to create a family home that offers practical accommodation with the most charming feel.

The primary entrance leads into a central hallway that offers access to all reception rooms. The kitchen is a generous space and as with any of the best family homes, has been arranged to overlook the gardens with a set of bi fold doors opening to a terrace and lawn beyond. The kitchen itself is well appointed with an excellent range of bespoke handmade units opening to an area for a dining table. This is a room of great character with engineered oak floors, offering a traditional yet modern style. Adjacent is a pantry and storage room. Across from the kitchen is a useful and large utility room with a separate cloakroom adjacent. The living room is at the rear of the house, a further excellent reception room with French doors opening out to a pretty terrace with a table and chairs. This charming room was one used as the village Chapel and still today has the original hatch leading to the cellar, which is now used as a wine vault.



A more formal sitting room, positioned to the front, enjoys a quaint street and countryside scene. A Clearview wood burning stove, set in a brick surround, is a lovely focal point

There are two access points to reach the bedrooms on the first floor, with a communal landing between them, one set of stairs to the side of the kitchen and one from the sitting room. The first floor has been remodelled to offer four excellent double bedrooms, with the master suite enjoying an en suite bathroom. A newly fitted shower room and family bathroom, serve the remaining bedrooms.

In all, a beautiful and unique home with the clever blend of modern character, occupying a lovely spot in Coberley. The accommodation on offer is flexible, to use as one requires, making an ideal lock up and leave, weekend retreat or permanent home.

#### OUTSIDE

The setting of Chapel Cottage is quintessential and the drive into the village is quaint with idyllic surrounding countryside. To the front of the house is a well-maintained garden with a path winding through to the front door. The rear garden is in keeping with the cottage style of the house, a patio area flanks the lawn, which is both mature and private dotted with a range of fruit trees. There is a stone-built studio, ideal as a home office, gym, or Artists room. A tandem garage, with an electric roller door, is set to the rear of the house and approached from a side road with direct access into the garden.

#### SITUATION

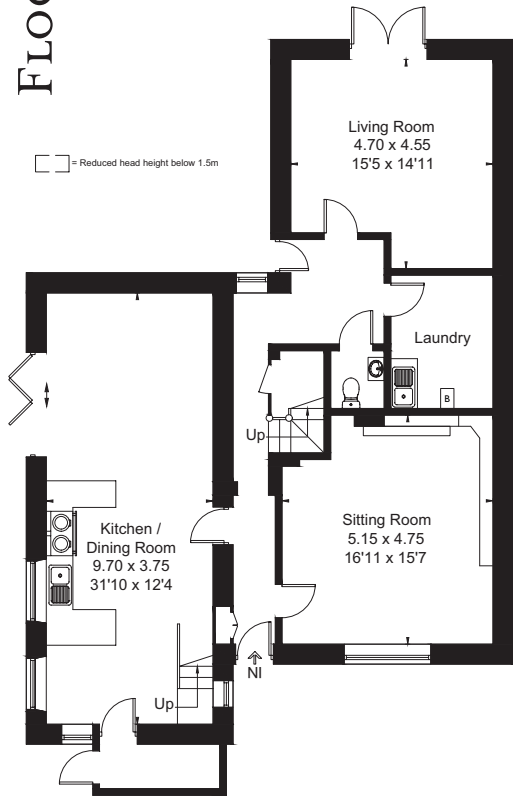
Coberley is, without doubt, one of The Cotswolds most sought-after villages and as such homes here rarely come to the market. Picturesque and quintessential, the village is set within An Area of Outstanding Natural Beauty, well known for its beautiful walking and riding countryside. With an active community and exceptional primary school, Coberley C of E, this is a village for both families and professionals alike. The neighbouring village of Cowley has the beautiful Cowley Manor with its gym, spa and wonderful dining options. There is an excellent public house and village farm shop in Cockleford and a short drive a little further on, is a well-stocked mini shop with a post office in Colesbourne. Coberley is idyllic for those seeking a country and town lifestyle, offering a rare balance of a rural setting yet close to both Cirencester and Cheltenham, two cultural centres offering exceptional day to day facilities, shopping, and leisure. Cheltenham is extremely accessible, only six miles, a beautiful town that offers a cosmopolitan lifestyle which is well regarded for its lively restaurant culture and world-renowned schools.



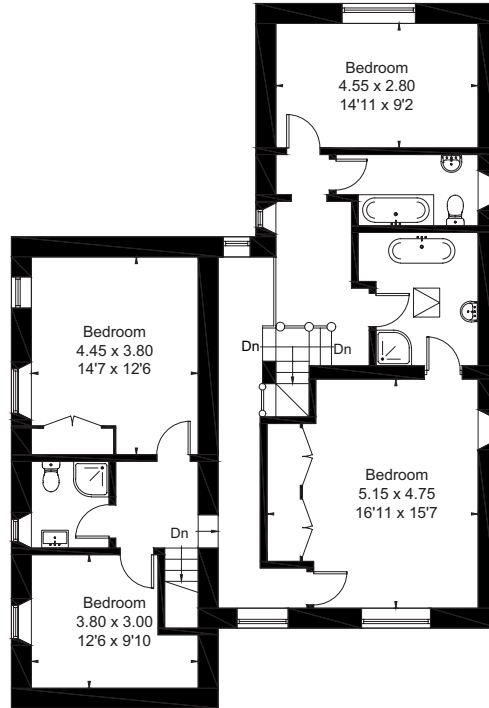
# FLOORPLANS

Approximate Area = 225.3 sq m / 2425 sq ft  
 Outbuilding = 39.2 sq m / 422 sq ft (Including Garage)  
 Total = 264.5 sq m / 2847 sq ft

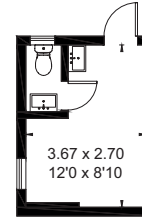
□ = Reduced head height below 1.5m



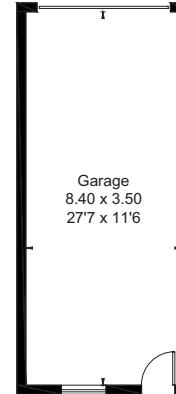
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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