



## St Margaret's Chapel, Clanville, SP11 9HN

An attractive Chapel conversion on the edge of a village, enjoying far reaching countryside views





## SITUATION

**Andover 4.3 miles • Winchester 22 miles • Salisbury 19.9 miles • Newbury 19.1 miles • Marlborough 19 miles**

St Margaret's Chapel is situated on the edge of the village of Clanville on the Hampshire/ Wiltshire border. The village has its own small Village Hall and Public House whilst the neighbouring village of Weyhill offers a garage with a Budgens store, restaurant, pub and a Church as well as a The Fairground Craft & Design Centre.

Further facilities can be found in nearby Andover or at the Rosebourne Garden Centre. Andover is about 2 miles distance where you will find a wide range of supermarkets, a cinema, leisure centre, high street shops. The mainline railway station reaches London Waterloo (in just over an hour). The Cathedral cities of Winchester and Salisbury are within a 30 minutes drive offering a wide range of amenities, popular boutiques and restaurants.

Rural walks are a stones throw from the doorstep and the uninterrupted countryside views are much enjoyed from the property.



## ACCOMMODATION

Ground Floor - Hallway • Bathroom • Understairs Cupboard

Kitchen • Living / Dining room • Study

First Floor - Main Bedroom

Outside - Porch • Off road parking for Two cars • Terrace • Garden







## PROPERTY

Built in approximately 1860, this attractive brick and flint former chapel is situated on the edge of Clanville. It has subsequently been converted into a characterful and unique home. There are many features including the original wrought iron ties, the wooden porch which displays carvings from the school children.

The kitchen includes built in cabinets and suitable space for appliances. The accommodation is predominately open plan and includes a magnificent double aspect living and dining space. An impressive log burner offering character and warmth to the room, contrasts against the exposed feature brick materials that can be found throughout the property.

The original alter rail has been restored, separating what was the Chancel and is now study space from the living accommodation. The sash windows illuminate the room creating a rather marvellous area for anyone to enjoy. The handmade staircase leads to the main bedroom which provides generous storage.

Parking for two cars is situated to the south east of the property. A sweet picket fence opens onto the garden which is mainly laid to lawn. Surrounded by established beech, hawthorn and holly hedgerow. There is a north facing terrace area.





### Services & Further Information

- Private drainage, Mains water, Mains electricity, Oil fired central heating.
- Loft to be accessed from the first floor bedroom.

### Planning Authority

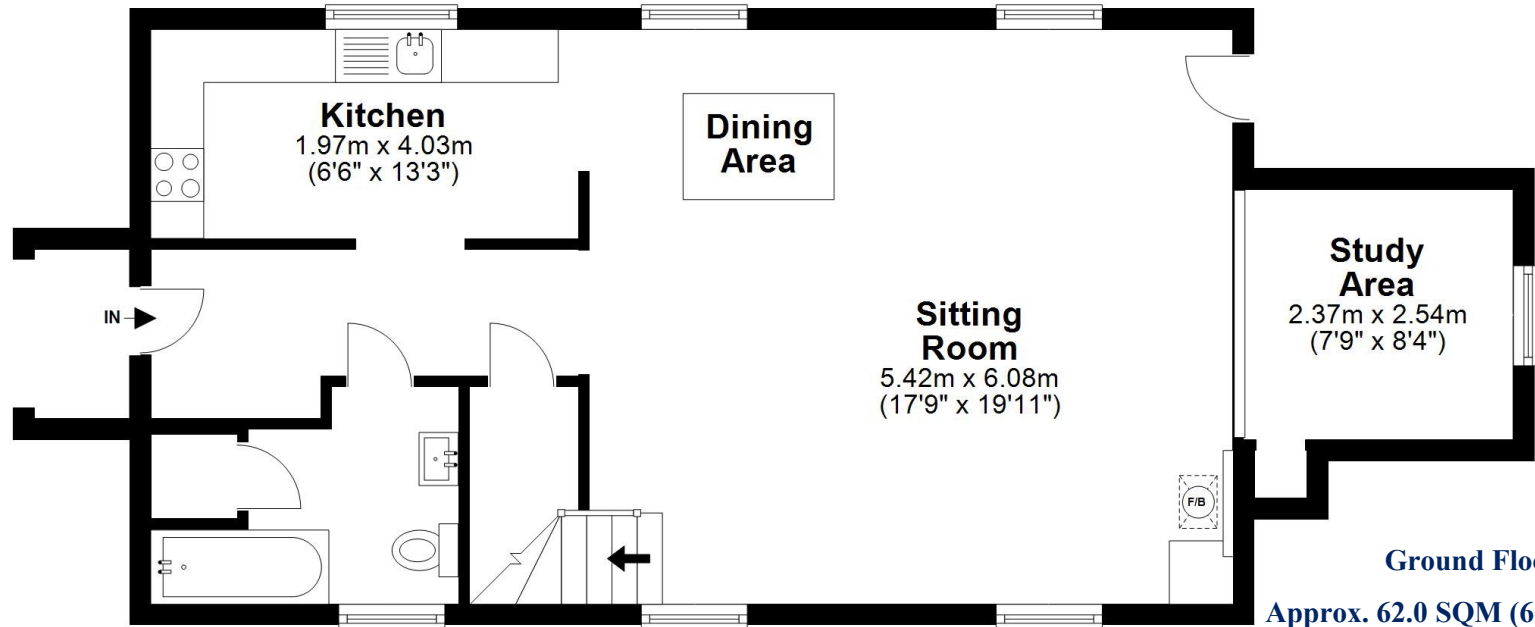
- Test Valley Borough Council
- Tel: 01264 368000

### Viewings

- Strictly by appointment through Myddelton and Major.  
Tel: 01264 316000

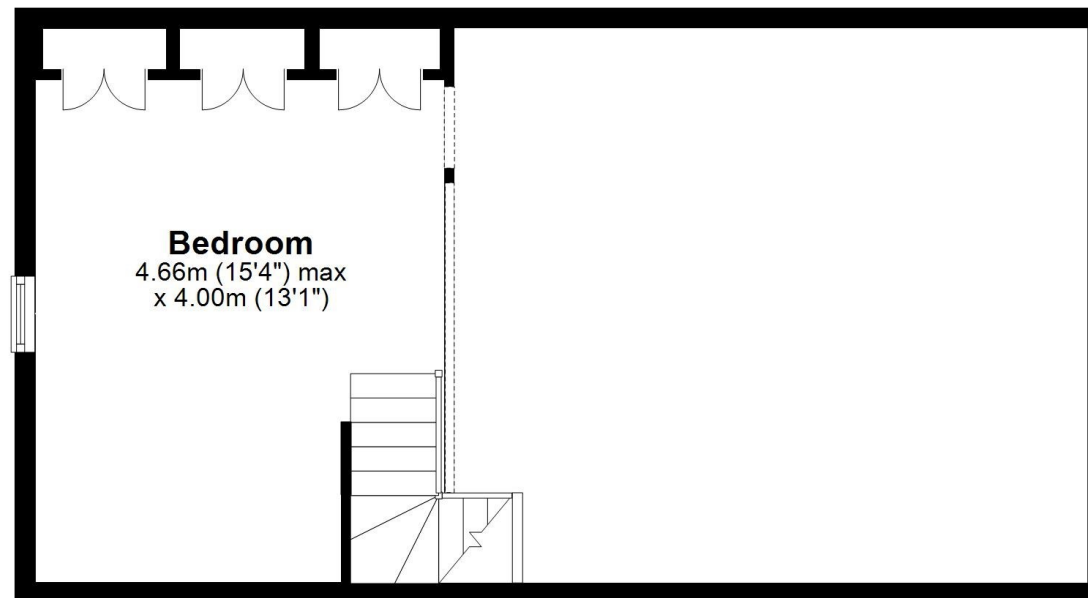


# St Margaret's Chapel - Floor Plan



## Energy Performance Certificate

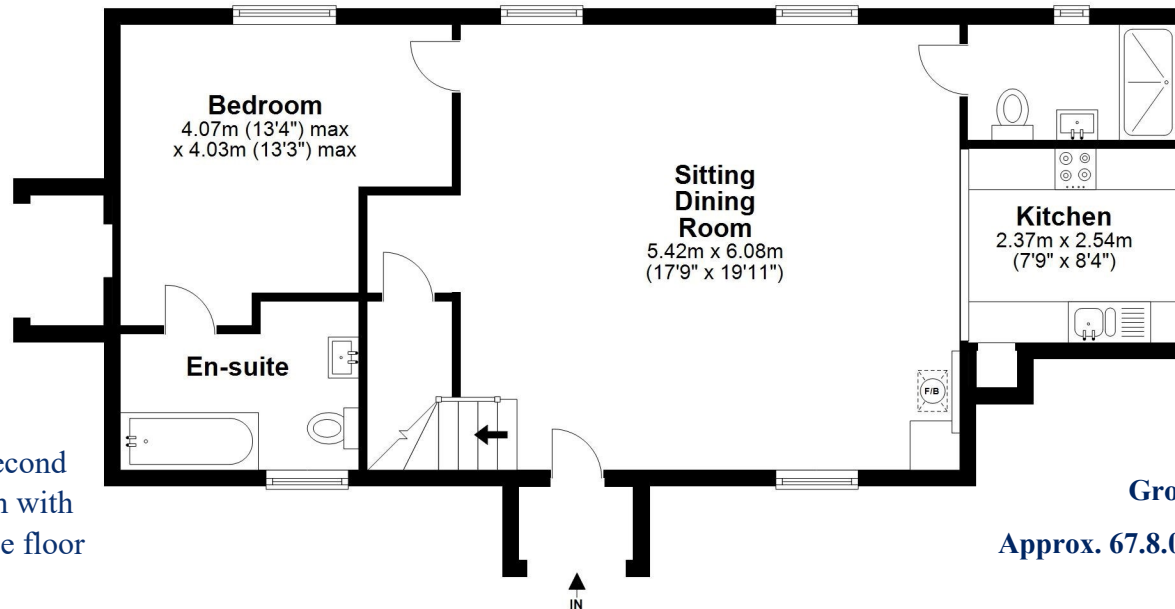
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D		
39-54	E		
21-38	F	30   F	
1-20	G		



**Total Area: approx. 82.8 sqm (890.9 sqft)**



## St Margaret's Chapel - Potential Floor Plan



**Ground Floor**

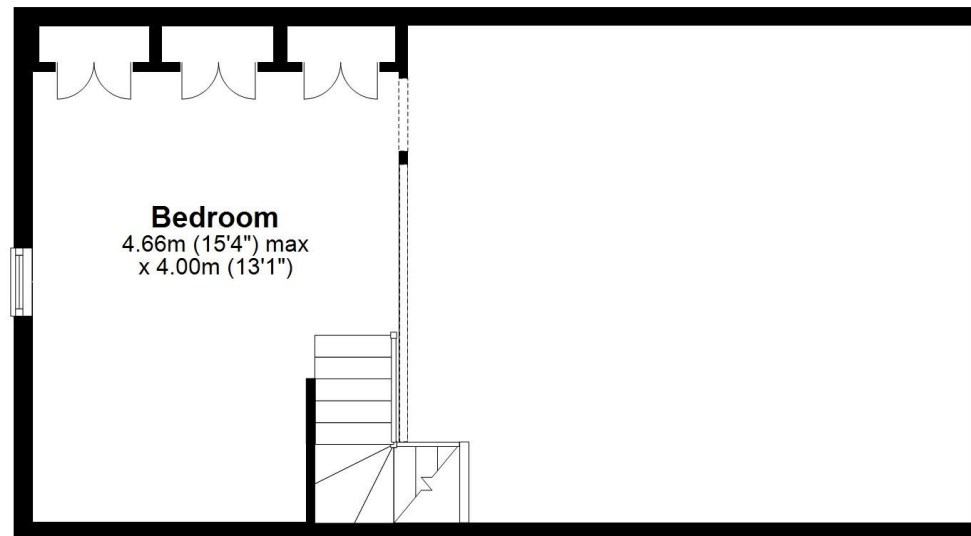
**Approx. 67.8.0 SQM (730.2 SQFT)**

### Planning Information -

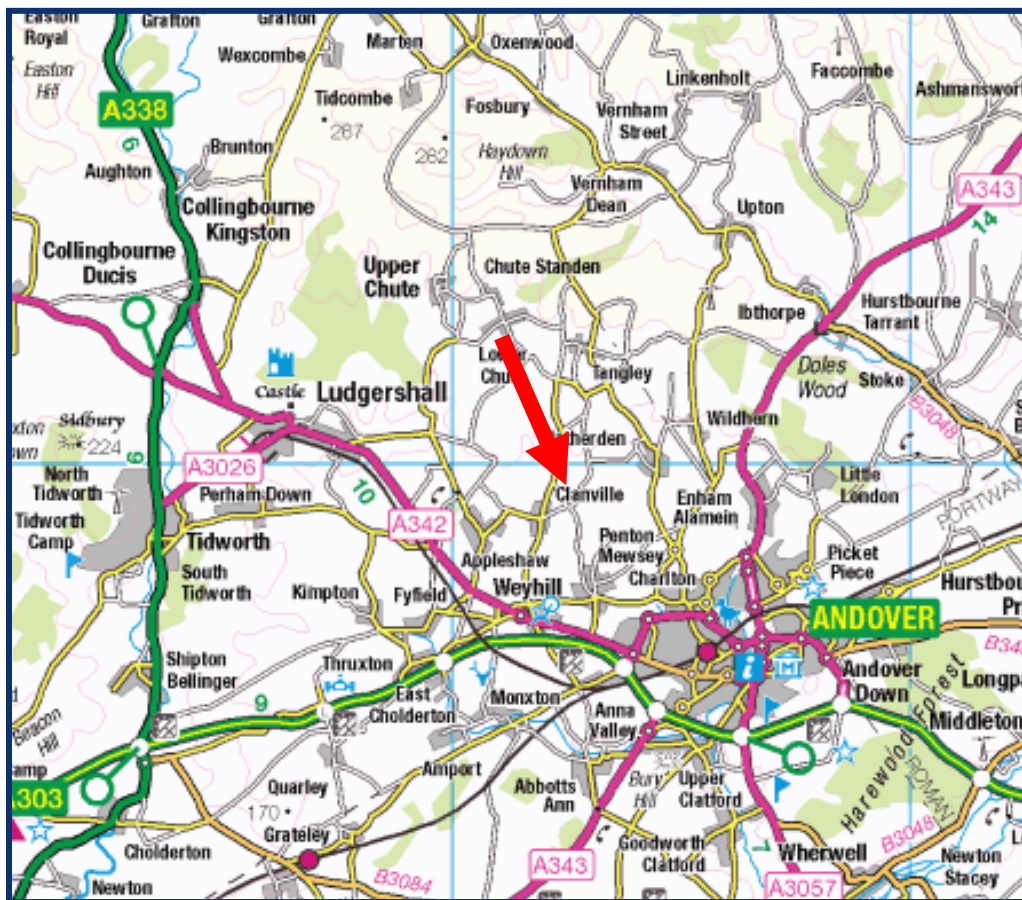
1. There is the potential to create a second bedroom and also add a cloakroom with shower. Please refer to the example floor plan.
2. Planning was originally Granted in 1993 (Ref. TVN/4597/2). Building Regs (Ref. N/93/232). The Planning has been implemented and in the opinion of the Agents further modifications and improvements could be carried out.

**First Floor**

**Approx. 20.8 SQM (890.0 SQFT)**



**Total Area: approx. 88.6 sqm (954.1 sqft)**



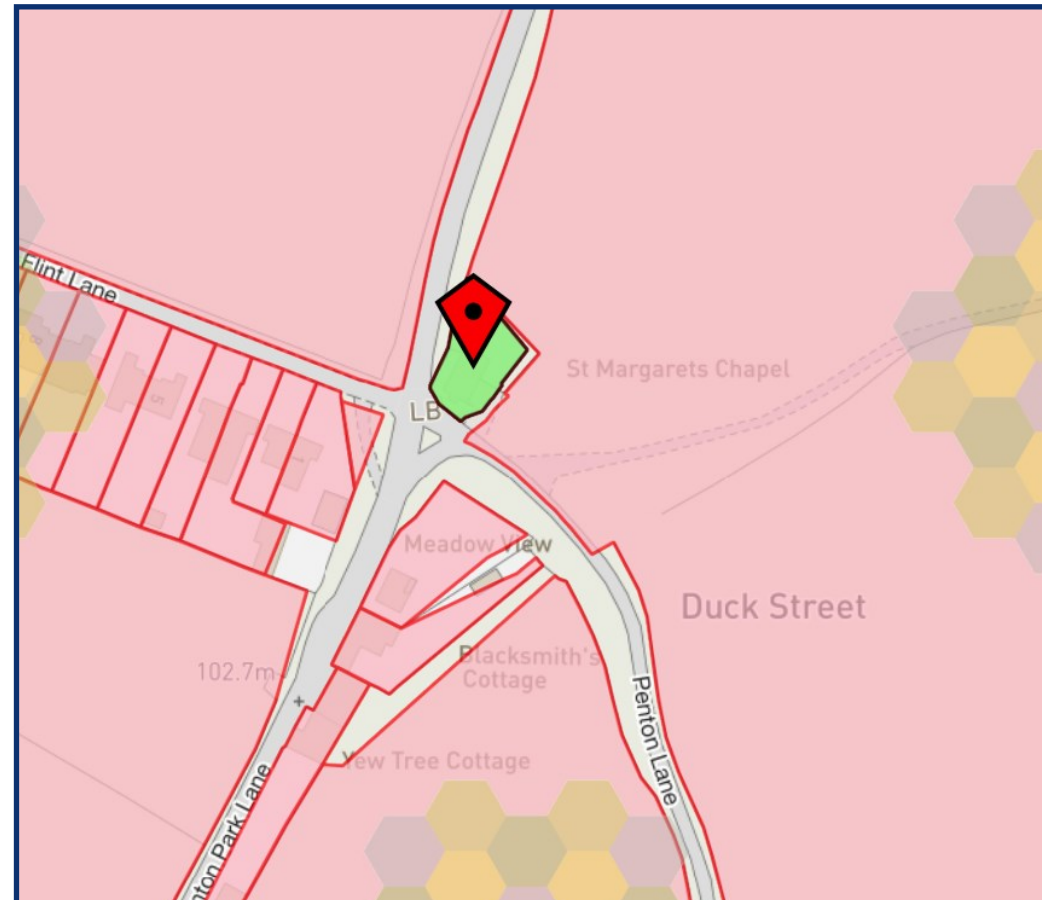
### Directions

From Andover drive towards Weyhill. After the Craft fair take the second exit at the roundabout on the A342. Take the first right signposted Pentons. Take the first left towards Clanville. The property is situated on your right, at the entrance of Penton Lane.

### **Money Laundering Regulations 2017**

Please note, purchasers will be required to provide identity information so anti-money laundering checks can be undertaken before an offer can be accepted on any property we are marketing.

Myddelton & Major for themselves and for the vendors or lessors of this property whose agents they give notice that; - i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of an offer or contract. ii) all descriptions, dimensions, reference to condition to necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Myddelton & Major has any authority to make or give any representation or warranty whatever in relation to this property.



### Land Registry Map (Above)

The extent of the property is coloured green.  
Note - This is for identification purposes only.

### Agents Note:-

1. The property is not Listed.
2. Tenure - Freehold

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