

established 200 years

# Tayler & Fletcher



The Old Chapel, Donnington, GL56 0XX  
Guide Price £390,000

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1883.

THE OLD  
CHAPEL



# The Old Chapel

Donnington, GL56 0XX

*A unique Old Chapel built in 1883 with views over adjoining fields, set in the village of Donnington.*

## Description

The Old Chapel is a delightful detached building constructed of natural Cotswold stone under a natural Cotswold stone tiled roof. It has a gabled porch with Date Stone 1883. The Old Chapel was originally a Baptist Chapel until 1956. After 1961 it was converted to form a residence and has accommodation comprising a main reception room with kitchenette and a more recently added conservatory taking advantage of the property's position overlooking the adjoining countryside. On the first floor there is a double bedroom and bathroom. Set to the side of the property is parking for two vehicles together with an easily maintained terraced garden.

## Location

The Old Chapel is situated on the edge of the popular and unspoilt village of Donnington adjoining countryside. There are local facilities in the nearby towns of Stow-on-the-Wold (2 miles) which has a varied selection of shops, business and educational facilities and Moreton-in-Marsh (3.5 miles) which has a similar range of facilities together with a main line train station with a regular service to London Paddington via Oxford and Reading.

Bourton-on-the-Water is 5.5 miles to the south and has a similar range of facilities including the well respected

Cotswold secondary school and a public Sports centre.

Cheltenham, 20 miles, is the principal commercial and cultural centre in the area and has excellent shopping facilities with most of the nationally known High Street retailers represented. It also has a wide number of hostelries, a multiplex cinema, together with the Everyman theatre as well as a number of annual festivals including the National Hunt and Literature, Music and Cricket festivals.

## Accommodation

A pair of doors to

## Entrance Lobby

Wall mounted electricity fuse box, coat hooks and radiator.

A pair of pine panel doors to

## Main Reception Room

Comprising Sitting, Dining and Kitchen areas. Fireplace fitted with a wood burning stove on a raised hearth with Cotswold stone breast work. Oak stripped floor. 2 two wall mounted radiators. Casement windows with painted shutters. T.V. point.

Kitchenette comprising Belfast sink with mixer tap set

within a wide timber surround, space and plumbing for slimline dishwasher. Range of cupboards and drawers, integrated washing machine. Smeg oven with five ring gas hob with extractor hood above. Island unit with timber work surface and drawers below. Cupboard containing the Worcester gas fired central heating boiler.

Glazed panelled door to

#### **Conservatory**

Open to the apex, Flagstone floor, double glazed fixed casement windows and pair of double glazed doors leading to the garden terrace. Two wall mounted electric panel radiators.

#### **First Floor**

From the main reception room stairs to the First Floor. Landing with eaves storage cupboard.

#### **Bedroom**

Open to the apex and with exposed timber purlins. Circular opening portal casement window and separate Velux window. Eaves hanging cupboard.

#### **Bathroom**

Bathroom with a white suite comprising painted panelled bath with chrome mixer taps and separate shower with glazed shower screen. Low level w.c. oval wash hand basin with chrome mixer taps set on a raised worksurface with cupboards beneath. Velux window.

#### **Outside**

The Old Chapel fronts the street. Set to one side is a gravel parking area suitable for two vehicles in tandem. Timber garden shed, flo gas propane gas tank.

A timber pedestrian gate gives access to the garden

terrace, which is mainly paved and surrounded by hedging and post and rail fencing. The paving leads to the rear of the property which provides a further paved terraced area with raised garden and flower and shrub borders and together with a delightful aspect over the adjoining field.

#### **Services**

Mains water, septic tank, LPG gas and electricity are connected to the property. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

#### **Local Authority**

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) [www.cotswold.gov.uk](http://www.cotswold.gov.uk).

#### **Council Tax**

Band C. Rates payable for 2025- 2026 £1,936.54.

#### **Tenure**

Freehold.

#### **Directions**

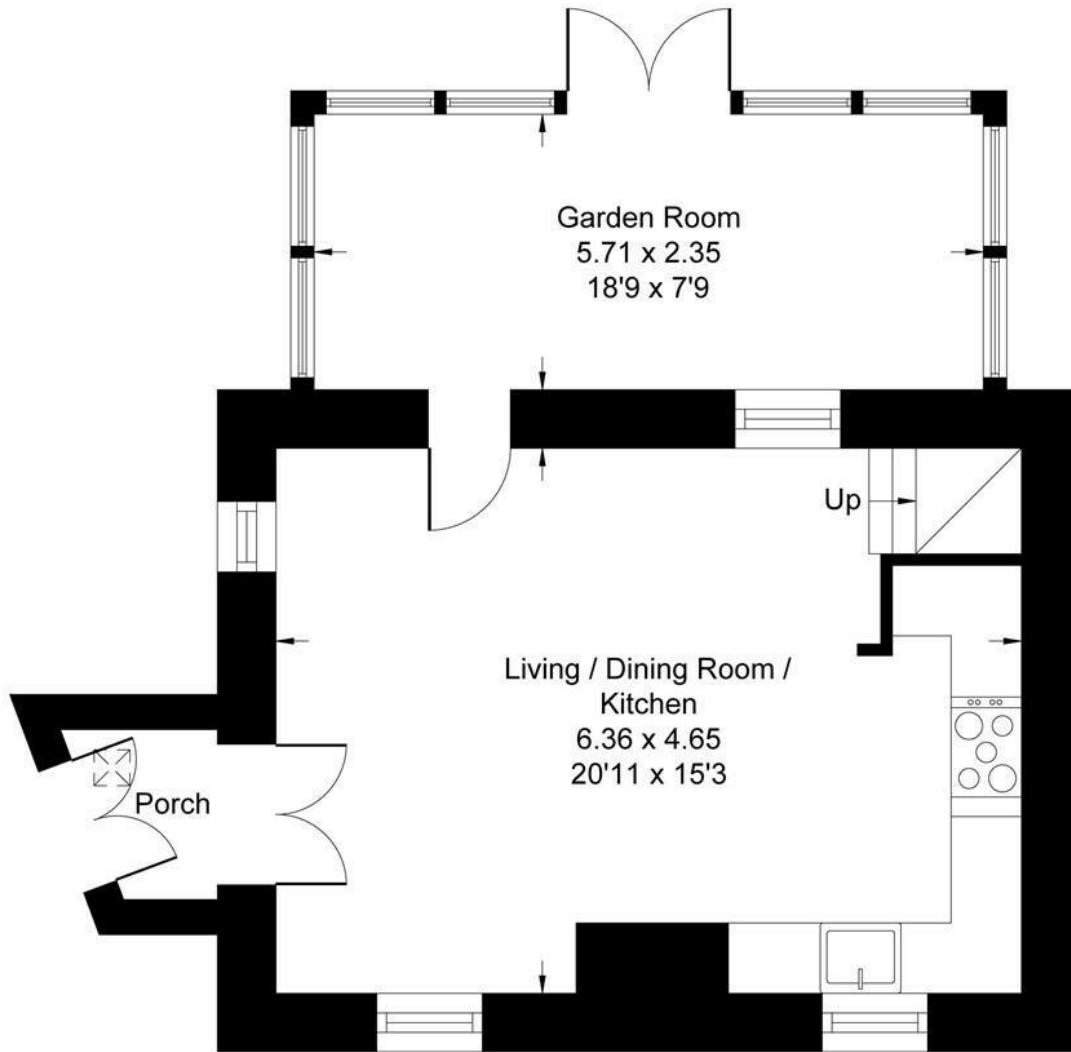
From Stow-on-the-Wold head in a northerly direction on the Fosseway (A429) and bear left signed Evesham and Broadway A424. Upon leaving the town take the first right turn signed Donnington ¾, upon entering the village, The Old Chapel will be seen on the left hand side.

#### **what3words**

what3words///direction.sock.sideburns



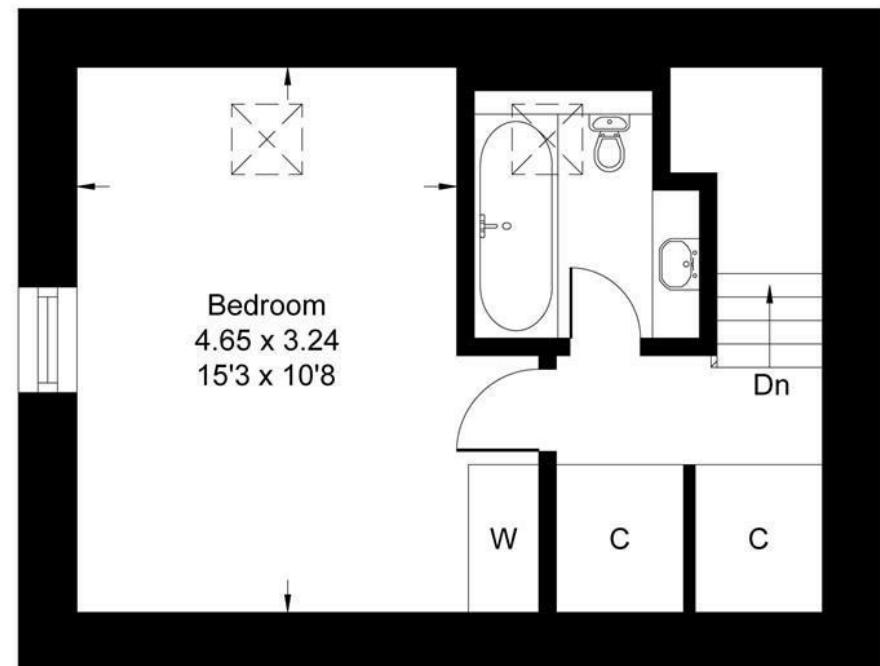
## Floorplan



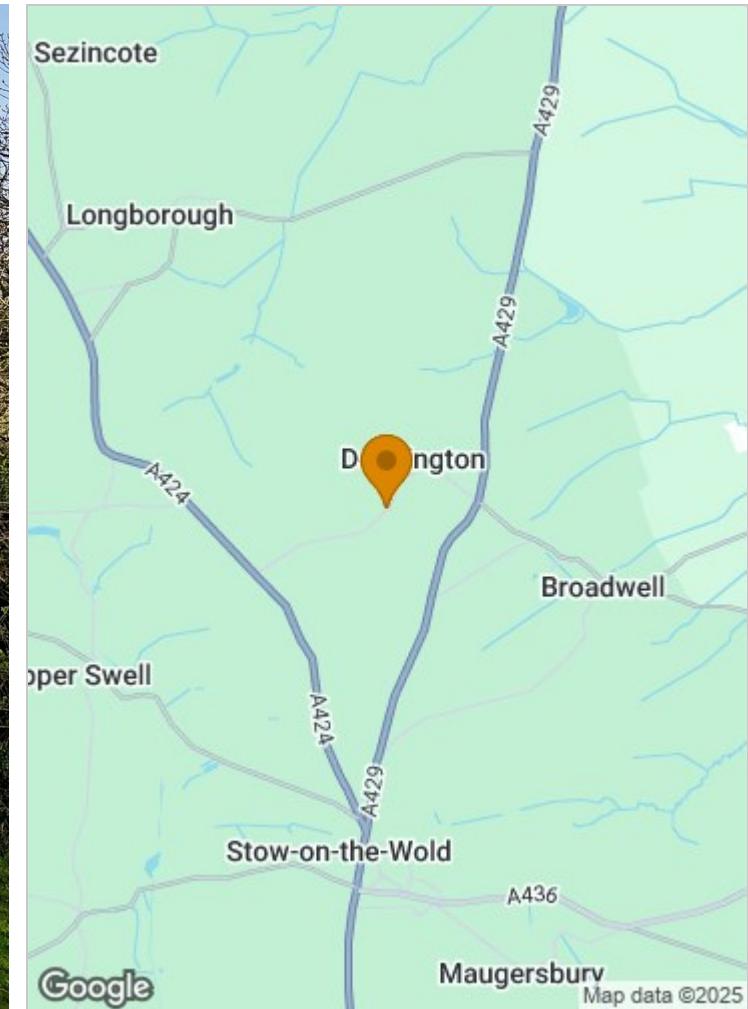
**Ground Floor**

Approximate Gross Internal Area = 77.33 sq m / 832 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**First Floor**



## Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		25
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	