



# A chapel conversion set in a quintessential village

**The Old Chapel, Frampton Mansell, Gloucestershire**

Freehold





Open plan living and kitchen areas • cloakroom  
• utility/boot room • two bedroom suites • home office  
• landscaped garden • private parking

### Distances

Cirencester 6 miles, Stroud 6 miles, Tetbury 6 miles, Kemble Station( London Paddington in 75 minutes) 7 miles, Cheltenham 17 miles, Bath 32 miles, (All mileages and times are approximate)

### Directions

From Cirencester take the A419 Stroud road and after about six miles take a right hand turn signposted to Frampton Mansell. On reaching the village The Old Chapel is the first property on the right hand side. The driveway is immediately past the property and leads to a parking area to the rear of the house.

### Situation

Frampton Mansell is set in the picturesque valley of the River Frome. The village which lies in an Area of Outstanding Natural Beauty supports 'a perfect village pub', the building having been built as a cider house in the 17th century. The Parish Church was built by the 4th Earl Bathurst in 1843 to save the parishioners a walk to the Parish Church in Sapperton. Close by is Jolly Nice, an award winning farm shop with café and butcher. Frampton Mansell lies in the parish of Sapperton, where there are two more pubs, The Bell and The Daneway, a destination for an enjoyable cycle ride. At the bottom of the village is the well known, nine arch Brunel viaduct.

The two principal towns in the area are Cirencester and Stroud both of which have good shopping, commercial and recreational amenities. Cirencester is the more frequently used by those in the village and has all the facilities expected of a market town - a modern hospital, library, sports centre, supermarkets, multiple traders and smaller family run specialist shops. Stroud also supports a Waitrose as well as an exceptional farmers market.

Recreational pursuits include golf at Minchinhampton, polo at Cirencester Park, gliding at Aston Down, sailing at the Cotswold Water Park and riding at a number of local centres. World class eventing takes place at nearby Gatcombe Park. As one would expect there are lovely walks along the valley and across the wide commons of Minchinhampton and Rodborough.

Intercity trains from Kemble Station seven miles away, reach Paddington in as little as 80 minutes. The M4 and M5 are easily reached bringing London, the Midlands and West Country within comparatively uncomplicated driving distance.







### Description

The Old Chapel is found on the upper side of the village and thus enjoys the enchanting views down the valley. In recent years the property has been skilfully improved to provide contemporary living of a very high standard. The ground floor now offers excellent entertaining space with the kitchen on a slightly raised level from the reception area. The latter incorporates an impressive stone fireplace with wood burning stove and adjacent, full height book shelves and cupboards. The Sebastian Sellers kitchen is beautifully fitted and includes a central island, breakfast area and Karndean wood effect flooring. An interesting feature of the kitchen is the concealed former baptistery which makes an excellent wine cellar. Off the side hall is a cloakroom with a utility/boot room being found in a glazed addition to the rear.

A fine oak staircase splits the downstairs and rises to the first floor landing where there are built in cupboards and space for a desk. The two bedrooms are to either side, each having very well appointed bathrooms as well as fitted wardrobes and cupboards. The whole of the upstairs enjoys the amazing valley views.

Outside there is a flagstone sun terrace adjacent to the house which is edged with raised flower and lavender beds. Beyond the parking area is the well stocked garden, bordered by Cotswold stone walling on two sides and providing a colourful setting. The central lawn area is divided into two parts both being

surrounded by a variety of maturing trees and shrubs. There is also a most useful outside office as well as a timber garden shed and wood store. In addition there is hardstanding on which there has been Planning Consent (now expired) for a Garage. Currently this area houses a Shepherd's Hut which could be made available by separate negotiation.

### Tenure

Freehold

### Postal Address

The Old Chapel  
Frampton Mansell  
Stroud  
Gloucestershire  
GL6 8JB

### Services

Mains water, electricity, Oil fired central heating. Private drainage

### Local Authority

Cotswold District Council.  
01285 623000

### Fixtures And Fittings

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

### Viewings

Strictly by appointment with Savills.

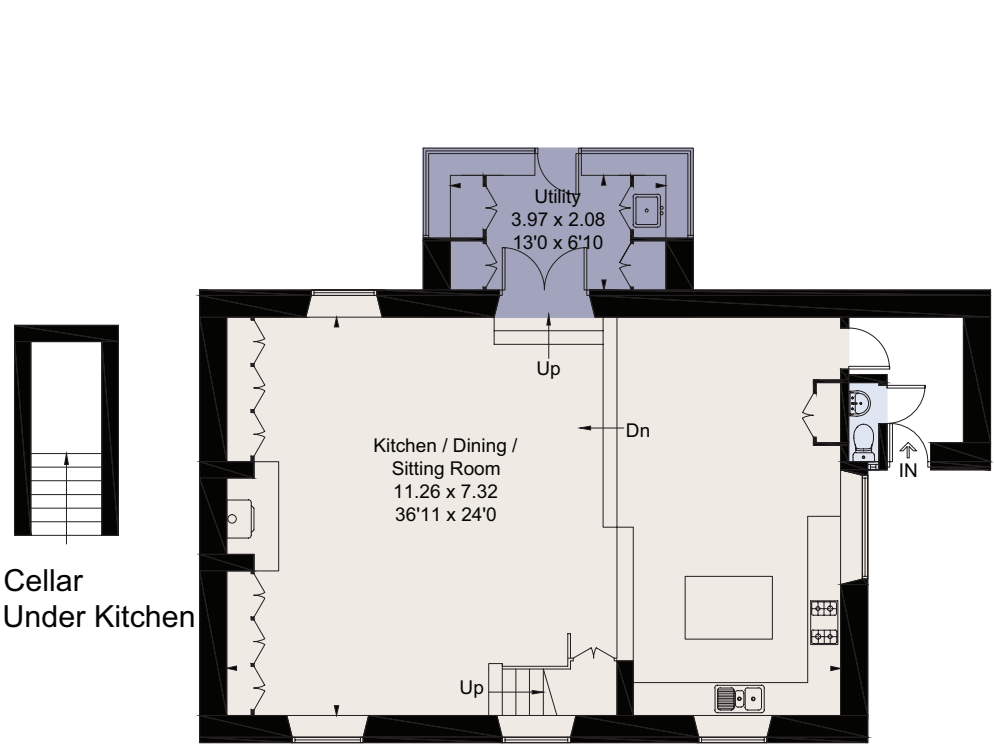
**The Old Chapel, Frampton Mansell, Gloucestershire**  
**Approximate Area** 163.5 sq m / 1760 sq ft  
**Including Limited Use Area** (1.9 sq m / 20 sq ft)  
**Office** 6.8 sq m / 73 sq ft  
**Total** 170.3 sq m / 1833 sq ft



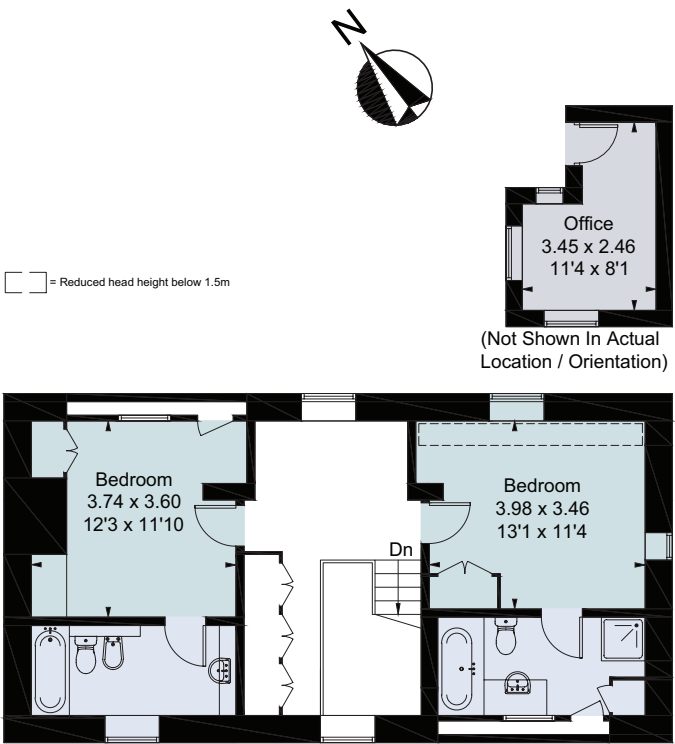
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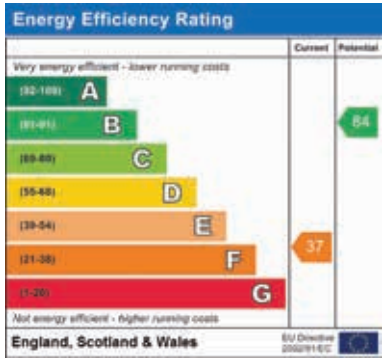
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Ground Floor



First Floor



For identification only. Not to scale. © 201016FMM

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