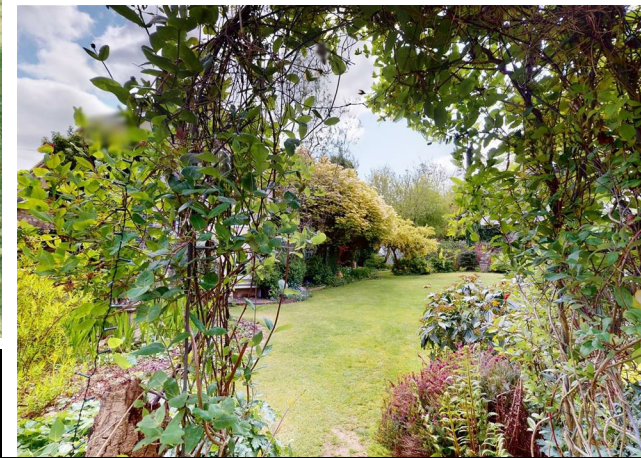




The Old Chapel, Gurney Slade

Offers In The Region Of £750,000

- VIEWINGS HIGHLY RECOMMENDED
- Spacious Family Home
- Council Tax Band - E
- Rural Location
- Close Distance To Local Towns & Villages
- Beautifully Presented Throughout
- Tenure - Freehold
- Energy Rating - E
- Unique Property
- 3D INTERACTIVE TOUR

Located in the popular village of Gurney Slade. Barons are delighted to introduce to the market this deceptively large CONVERTED CHAPEL & an option to purchase/lease ADDITIONAL LAND. Spectacular features throughout, and a addition converted garage made into a stunning TWO BEDROOM annex, within beautiful grounds. The property itself comprises, kitchen breakfast room, handy utility room, large living room which includes a grand fire place with fitted wood burning stove, a study and a downstairs shower room. On the first floor you are greeted with Four Double bedrooms with each room benefiting from its own unique characteristics. The Master bedroom with a stain glass window and an en-suite, bedroom two the front length of the property with exposed brick arched windows, bedroom three offers ample space and a light airy feel, bedroom four also includes an exposed bricked arched window letting lots of light into the room and a family bathroom which is fully tiled. The property is also close walking distance to all local amenities including pubs, restaurants, and a village shop. **VIEWINGS HIGHLY RECOMMENDED *****3D INTERACTIVE TOUR*******

Sitting Room 23'4 x 17'7 (7.11m x 5.36m)

Kitchen 17'4 x 12'5 (5.28m x 3.78m)

Utility Room 13'9 x '6'6 (4.19m x '1.98m)

Office/Study 8'5 x 6'11 (2.57m x 2.11m)

Downstairs Shower Room 8'3 x 6'11 (2.51m x 2.11m)

Bedroom One 12'4 x 11'9 (3.76m x 3.58m)

En-Suite 9'1 x 3'6 (2.77m x 1.07m)

Bedroom Two 17'6 x x 8'0 (5.33m x x 2.44m)

Bedroom Three 12'4 x 8'8 (3.76m x 2.64m)

Bedroom Four 11'0 x 9'11 (3.35m x 3.02m)

Bathroom 8'4 x 5'5 (2.54m x 1.65m)

Annex

Open Plan Downstairs 22'5 x 16'10 (6.83m x 5.13m)

Bathroom 7'3 x 6'7 (2.21m x 2.01m)

Bedroom One 14'1 x 13'7 (4.29m x 4.14m)

Bedroom Two / Dressing Room 10'0 x 7'0 (3.05m x 2.13m)









Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.