

Chapel House

Lower North Wraxall, Wiltshire





A stunning and unique Grade II-listed former congregational chapel and manse, with far-reaching rural views.

Marshfield 2.5 miles, M4 (J18) 3 miles, Corsham 8 miles, Chippenham 9 miles, Bath 10.5 miles
(All distances are approximate)



Summary of accommodation

Main House

Ground floor: Living room | Study | Playroom | Open plan kitchen/dining/family room | Utility room
Bedroom 3 | Shower room

Lower ground floor: Basement

First floor: 2 double bedrooms | Bathroom

Outside

Gardens | Meadow | Car port | Parking

In all approximately 0.42 acres

Situation

(Distances and times are approximate)

The property occupies a quiet position within the hamlet of Lower North Wraxall in the Cotswolds Area of Natural Beauty.



Marshfield, Corsham and Chippenham offer day to day amenities, whilst Bath provides a wider range of restaurants, shops and activities. The quintessential Cotswold village of Castle Combe which was recently voted the prettiest place in Great Britain, and Lucknam Park Hotel & Spa with its Michelin Star restaurant and equestrian centre are both a short drive away.



The property is well placed for commuting with easy access to the M4 and the wider motorway network.



High speed rail links are available from Chippenham to London Paddington at a journey time from 70 minutes.



There is a good pre-school within walking distance Bath has an excellent selection of schools to include Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood. Also within easy reach are Sheldon School, Calder House, Stonar and St Mary's Calne.



The House

Chapel House predates 1862 and comprises two charming ecclesiastical buildings that are adjoined by a contemporary glass link, offering beautiful modern family living space.

The property has been meticulously restored over recent years with an extensive renovation, preserving historic details inside and outside, including rebuilding the stone walls surrounding the garden, constructing a new carport, and restoring the home's huge windows.

The renovated chapel is a breathtaking space, combining vaulted cathedral ceilings with arched deep-set sash windows, set against rustic oak floorboards, and with exceptional natural light.

The open plan kitchen/dining/family room has been sensitively divided, with the bespoke kitchen designed by Atelier Cabinet Makers at one end, featuring hand-crafted oak cabinetry, free-standing workstations, and two AGA's - a traditional and an electric induction for the summer months; and the dining and living areas arranged in the opposite corners of the room. Two doorways lead from here through to the playroom (which could be used as a fourth bedroom) and an adjacent shower room.

The glass link walkway leads to the rest of the house which comprises panelled living room with elegant, shuttered windows and a wood burner, walk through study flanked by inset oak shelving and a beautiful stone fireplace also with a wood burner; and the third bedroom is positioned opposite.

Also on this floor is the utility room, clad in Siberian Larch, with strategically placed picture windows framing views of the garden; and an internal courtyard with sliding aluminium-framed glass doors that create a wonderful flow between the two buildings and offer a perfect space for entertaining in the summer months.

On the first floor there are two double bedrooms, both with far-reaching views over the surrounding countryside. The bathroom has been recently renovated by the current owners and provides a tranquil space thanks to the muted tones of the materials and limewash paint.





Gardens and Grounds

The property is approached onto a private gravel driveway where there is parking in addition to the single car port with fast electric vehicle charger.

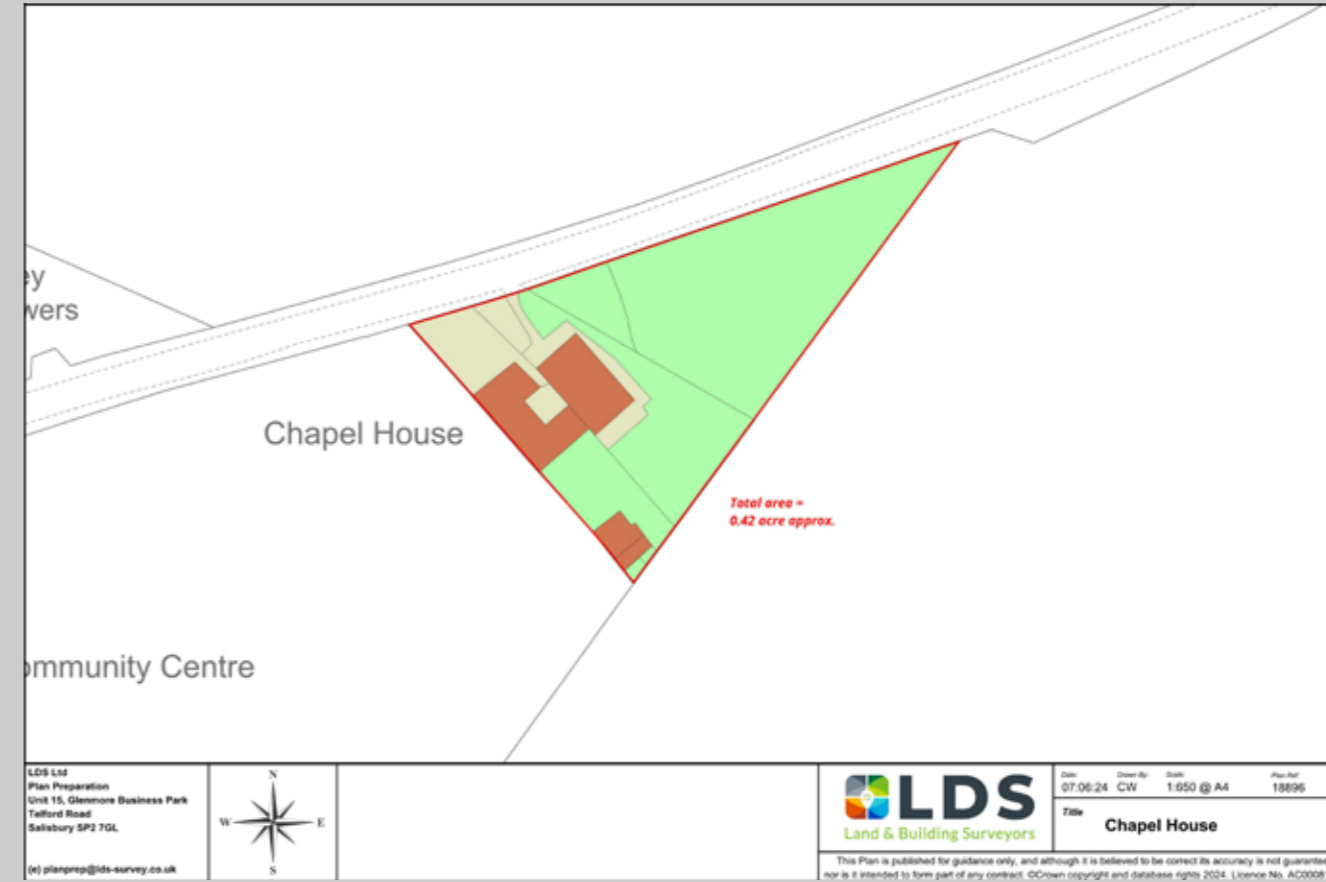
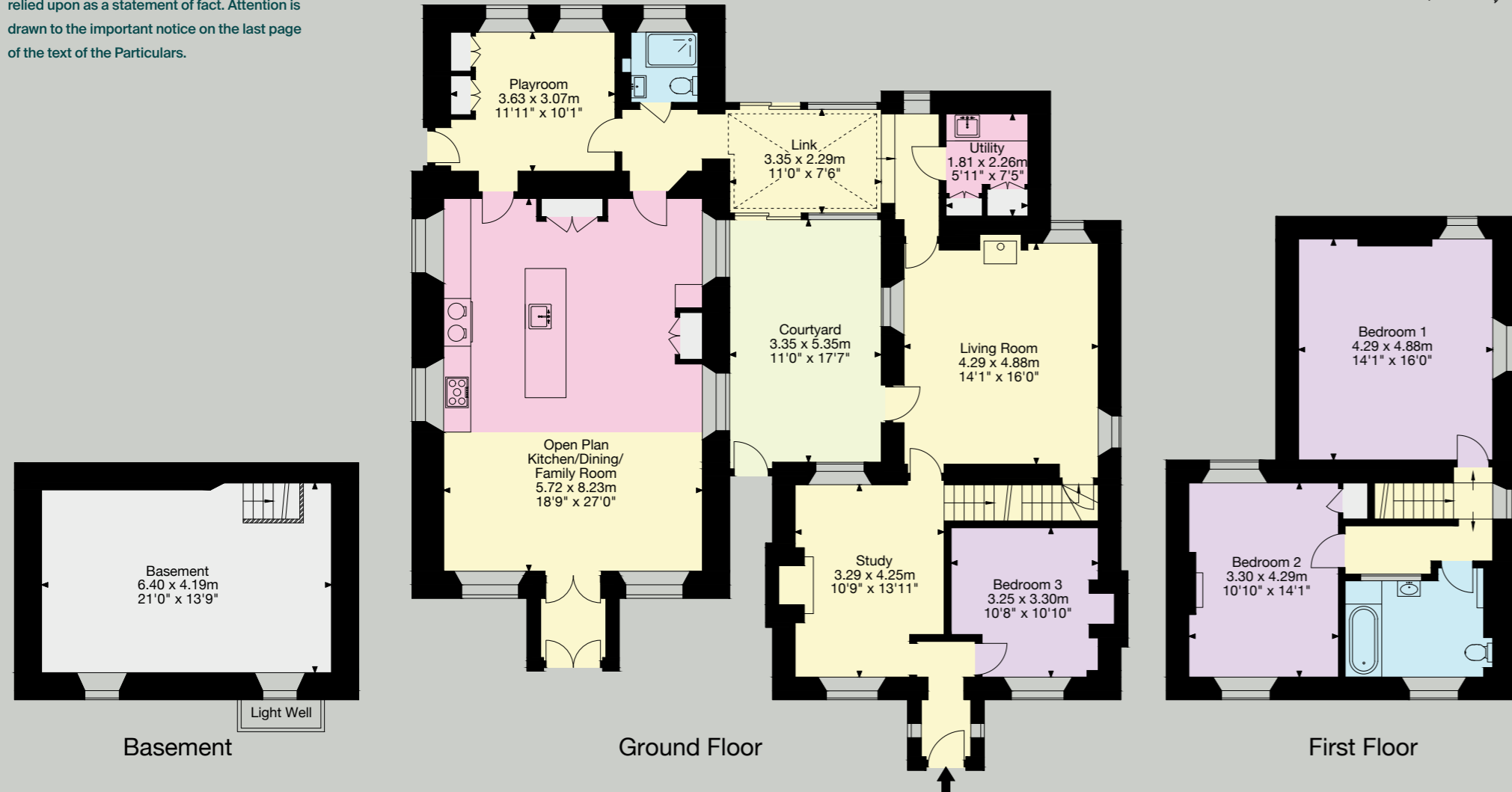
There is a thoughtfully planted garden and wildflower meadow designed by Marian Boswall, complete with seating, a terrace, aromatic planting, a pond to create a brilliant habitat for wildlife and fruit trees including apple, pear, cherry, as well as walnut and hazelnuts.

There is a fabulous natural chemical-free swimming pool, which is sustainably heated and which was designed and installed by Water Artisans. Dry-stone walls, specimen trees and mature hedging form the external boundary of the private garden and lawn.

There is also a treehouse, built by Treehouse Life, making excellent use of the mature trees; and two garden sheds (both approximately 65 sq ft) which are fully insulated and fitted with services.

Approximate Gross Internal Floor Area
Main House = 219 sq.m / 2,358 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water and electricity. Private drainage (septic tank). Air source heat pump. There is underfloor heating in the chapel building, as well as in the corridor between the two structures, the basement and both bathrooms, providing efficient ambient heating throughout the house.

Local Authority: Wiltshire Council – wiltshire.gov.uk

Council Tax: Band E

Green Credentials: The restoration of the property was carefully balanced with sustainability and features exceptional eco-credentials. The property was re-plumbed in its entirety; discreet secondary glazing was added to the original windows; new electrics, radiators and a high efficiency heat pump were fitted, as well as underfloor heating, positive input ventilation and new insulation throughout.

Postcode: SN14 7AF

What Three Words: /// rags.reclined.famous

Guide Price: £1,600,000

Viewings: Strictly by prior appointment with the agent.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated June 2024.

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