



Chapel Cottage  
Hoe Benham, Berkshire



# Chapel Cottage

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A charming and unique former chapel.

Hall | Sitting room | Snug | Kitchen/dining room | Study/bedroom | Bedroom | Shower room

Principal first floor bedroom with bathroom and dressing room

Pretty, re-wilded garden | Garage with store | Shed/workshop | Log store

Hungerford 5 miles, Newbury 6 miles (London Paddington from 45 minutes), M4 J14 7 miles, J13 5 miles  
(Distances and times are approximate)



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## Situation

Chapel Cottage is an attractive detached period property situated in Hoe Benham, a rural hamlet located between the market towns of Hungerford and Newbury and within the North Wessex Downs National Landscape (formerly Area of Outstanding Natural Beauty). Its distinct landscape is rich in biodiversity and cultural heritage.

The villages of Boxford and Wickham are nearby with Boxford having a newly opened restaurant, The Boxford. Wickham has a public house, church and primary school. The Halfway Inn is a half mile walk. The Woodspeen Restaurant and Watermill Theatre are within a few miles. A village shop is 1.2 miles away at Stockcross. Hungerford and Newbury provide a wider range of shopping, leisure and recreational facilities. Waitrose (Newbury) is an 8 minute drive.

Communications are excellent with trains from Newbury to Paddington taking approximately 45 minutes. The A34 and Junctions 13 and 14 of the M4 are easily accessible.

There are a number of well-regarded state and independent schools in the area including St Bartholomew's, Horris Hill, Thorngrove, St Gabriel's and Downe House.

## For Sale Freehold

Chapel Cottage is a former Wesleyan Methodist chapel of enormous character and charm. With a slate roof, it is believed to date from 1875 and was converted in 1988/9.

The versatile accommodation includes a large sitting room with high ceilings, wood-burning stove, galleried landing and a snug.





There is a well-appointed kitchen/dining room and door leading onto a small, sheltered terrace. Please note the Everhot range is not included in the sale.

The wonderful main bedroom on the first floor has a spacious dressing room and bathroom. There are two ground floor bedrooms, one of which is currently used as a study.

Low energy/LED lighting throughout the property. Outside lighting is Dark Skies compliant to maintain the area's beauty and tranquillity.

The mature garden is incredibly private with a variety of trees including oak, ash, hawthorn, plum and crab apple together with a number of shrubs and wildflowers. The garden has been re-wilded and is a wildlife haven. It has been organic for the past twenty years and no pesticides used.

A network of paths cross the garden with delightful views over fields on the north side of the garden.

The property is approached via a five-bar gate accessed off a small track, which leads to a parking area and oak-framed garage with adjacent store. There is a small side gate off the lane.

There is separate insulated shed/workshop with power and a log store.

In all approximately 0.25 acres.



## Accommodation

See attached floor plans.

## Services

Mains water and electricity; private drainage (eco bio treatment plant). Oil heating.

## EPC Rating

Band E

## Council Tax

Band D

## Tenure

Freehold

## Local Authority

West Berkshire District Council.  
Tel: 01635 42400

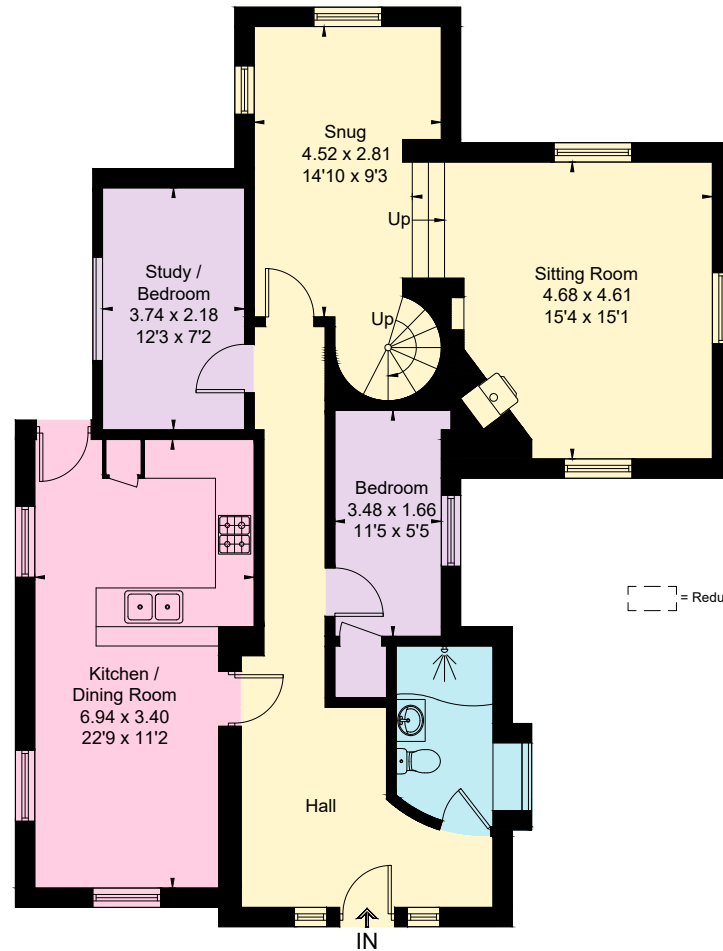
## Viewing

Viewing by prior appointment only with the agent.

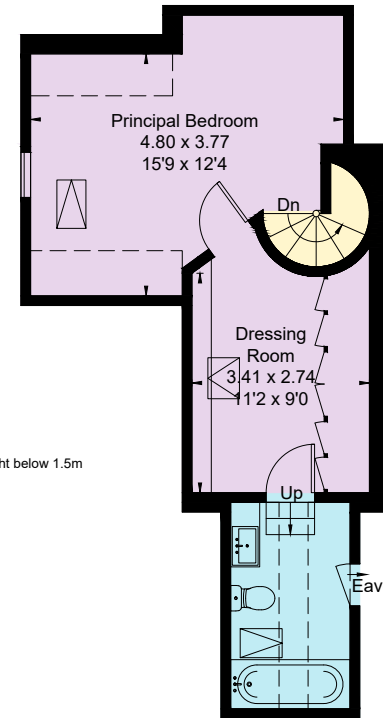


**Approximate Floor Area = 130.2 sq m / 1401 sq ft**  
**Outbuildings = 33.6 sq m / 362 sq ft (Including Garage)**  
**Total = 163.8 sq m / 1763 sq ft**

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

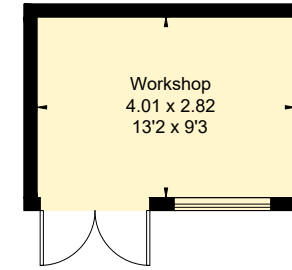


Ground Floor

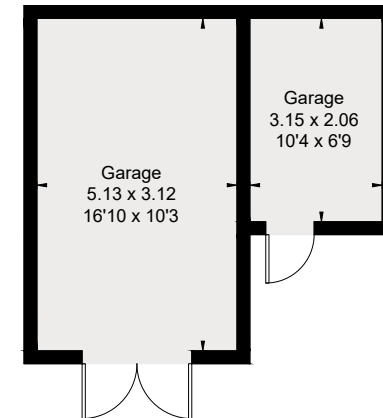


First Floor

[Dashed box symbol] = Reduced head height below 1.5m



(Not Shown In Actual Location / Orientation)

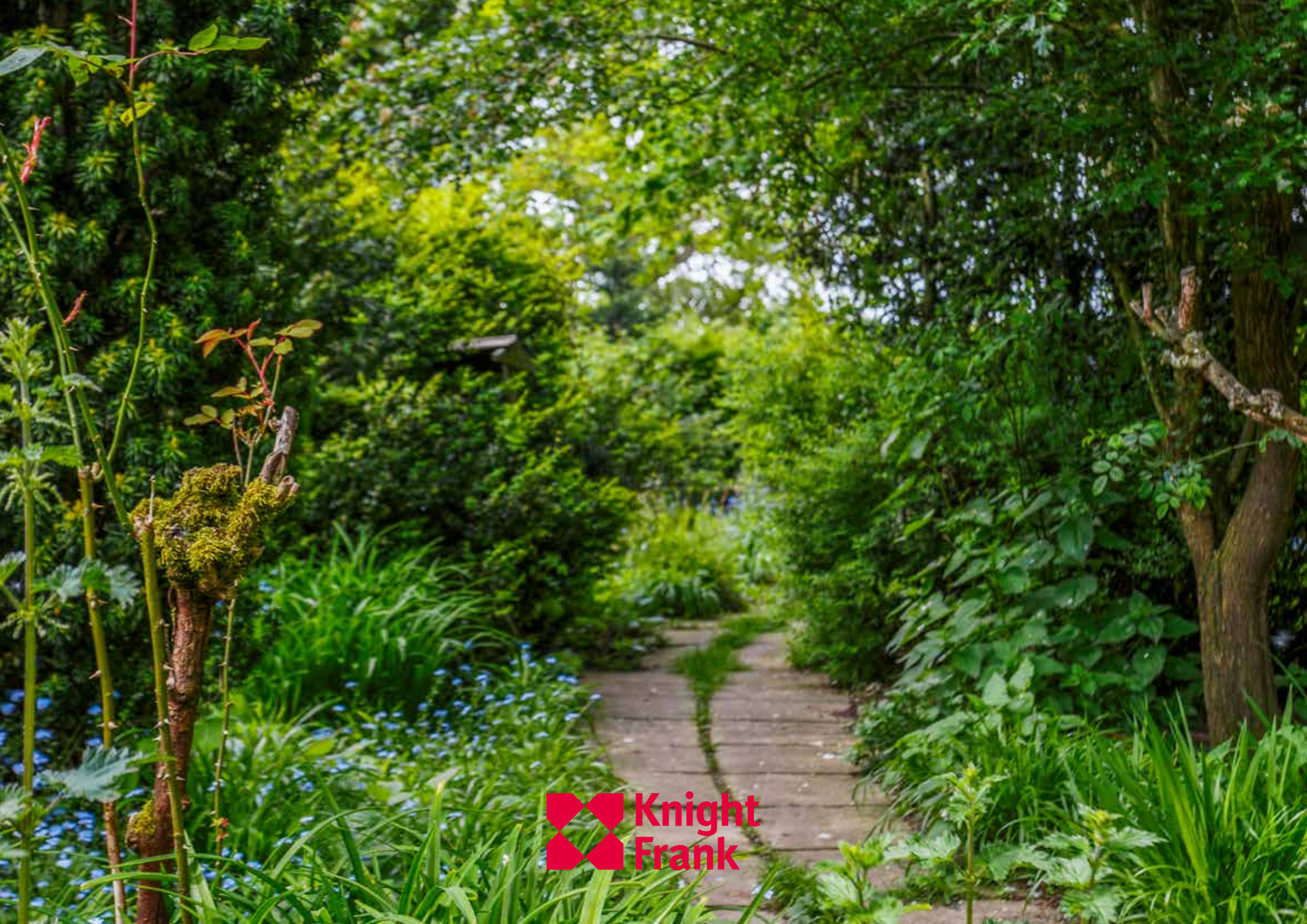


(Not Shown In Actual Location / Orientation)



**Connecting people & property, perfectly.**

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