



**EBENEZER CHAPEL**  
Neston, Corsham

Carter Jonas

## **EBENEZER CHAPEL, 32A MOOR GREEN, NESTON, CORSHAM, WILTSHIRE, SN13 9SG**

Sitting room • Kitchen/Dining room • Family room •  
Four bedrooms • Three further reception rooms • Utility  
• Bathroom • Shower room • Cloakroom • Bathroom •  
Gardens • Driveway parking • EPC rating F

### **DESCRIPTION**

A unique residential former Chapel and integrated cottage situated in the quiet village of Neston. Originally built in 1860, This property is now a substantial family home in need of some modernisation and repair. With off street parking and a good-sized garden to the front and side. Note, a portion of the driveway access to the side are leased on a long term basis from Neston Park Estate.

A standout feature is the vast sitting room with vaulted ceiling, stone mullion windows and wooden flooring. The chapel portion of the property is linked on the first floor via a glazed walkway to the cottage portion. To the rear of the property is a delightful large garden with an ornamental pond and stone wall overlooking open countryside.

### **PROPOSAL**

We are instructed to seek offers in excess of £550,000 (Five Hundred & Fifty Thousand Pounds) subject to contract. Offers/notes of interest are encouraged before Friday 27th January 2023.

Offers should clearly state the following:

- i) The identity of the party making the offer.
- ii) Confirmation and proof of funding demonstrating an ability to exchange and complete the purchase within a declared timescale.
- iii) Proposed timescale for exchange and completion.
- iv) Any conditions attached to the bid.
- v) Confirmation of solicitor's details. The vendor is not bound to accept the highest or indeed any offer.

**A UNIQUE RESIDENTIAL FORMER CHAPEL AND INTEGRATED COTTAGE SITUATED IN THE QUIET VILLAGE OF NESTON. OFFERS/NOTES OF INTEREST ARE ENCOURAGED BEFORE FRIDAY 27TH JANUARY 2023 (SEE NOTE IN MAIN DESCRIPTION).**



## SITUATION

The property is situated in a pretty hamlet in Neston close to the stunning Cotswold AONB located between Bath and Chippenham, between the villages of Box and Corsham, both having local shops for day to day amenities. Chippenham is 8 miles away and has a mainline train line to London (Paddington) from 75 minutes as well as having access onto the M4 (J17). Bath, only 6 miles to the West is a World Heritage City, famous for its architecture and Roman past, with the acclaimed Thermae Bath Spa. It enjoys first class cultural and leisure facilities as well as great sporting with premier league rugby, horse racing, golf courses. The schooling is excellent locally with Stonar, St Mary's Calne, and the schools in Bath include King Edwards, The Royal High School, Kingswood, Prior Park, Monkton Combe and Bath University is regarded as one of the best in the country. There are several excellent local gastronomic treats to enjoy, notably The Quarryman's Arms, The Northey Arms, The Methuen Arms at Corsham, The Longs Arms at South Wraxall, and The Kings Arms at Monkton Farleigh.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, drainage, gas and electric.

**Council Tax Band:**

**Viewings:** Strictly by appointment with Carter Jonas.

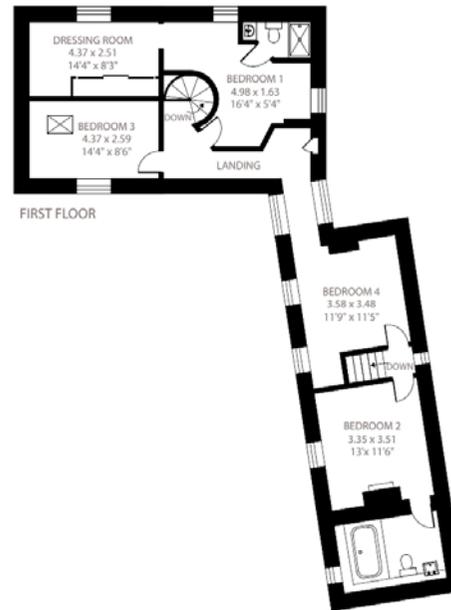
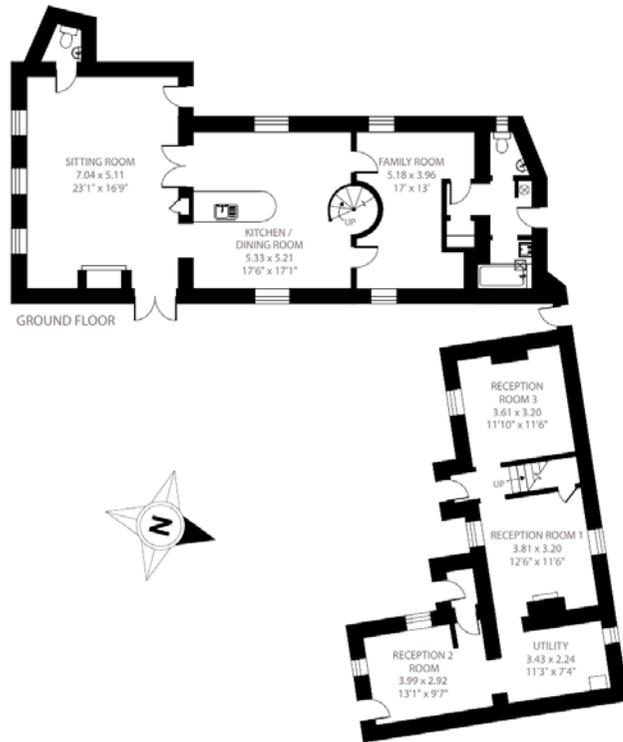
**Directions:** From Neston Primary School, drive North up Church Rise turning left at the end onto Moor Barton/Moor Green. Continue along Moor Green and you will find the property on the left hand side further down the road.



## Moor Green (ebenezer Chapel), Neston, Corsham, SN13

Approximate Area = 2694 sq ft / 250.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Carter Jonas. REF: 925752

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Offices throughout the UK



### IMPORTANT INFORMATION

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