

Hellards



At home and work in Cheriton

The Chapel, Cheriton

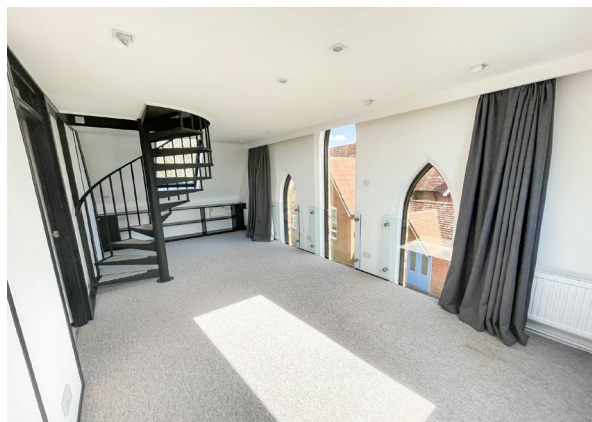
ALRESFORD, HAMPSHIRE, SO24 0QA

Guide Price £675,000

- Unique Conversion of Congregational Chapel
- Centrally Located in this Popular Village
- Ground Floor Office Space
- First Floor Flat with Mezzanine Floor
- Integral Garage and Separate Parking
- No Onward Chain

Ideal for anyone wanting to run a business from home, this individual property is located in the centre of the sought-after village of Cheriton. Used as a busy Congregational Chapel for over 100 years, the building closed for worship in 1980 and was converted into a unique workspace, with a separate first floor flat. Although currently separated into two distinct parts, planning permission was granted in January 2024 to convert the whole into a live/work unit (SDNP/23/04966/FUL). Both the existing and proposed uses have full planning permission (class E) for a wide range of business uses including offices as well as residential. There is an integral garage, and separate parking. The property is offered for sale with no onward chain.

The Chapel is an iconic building in the village centre, and is located opposite the primary school, and close to the shop/post office and village hall. The property is approached from the side, with a door opening to a stairwell allowing access to the ground floor office and first floor flat. The office is set up with fitted desks, a kitchenette, wc, copier room, archive storage, and further high level storage. An electric roller shutter door allows access to the garage and a dedicated entrance door to the office. There is an EV charging point and overhead storage.





Stairs from the stairwell go up to the first floor flat, where there is a central dining area, kitchen and bathroom, as well as two bedrooms. The light and airy living room is at the front of the building and features a spiral staircase up to a mezzanine seating area/study. There is useful attic storage above the kitchen. The live/work plan would allow for the kitchen and dining room to be moved to the ground floor, allowing for the re-design of the flat, which could be laid out in a number of different ways as illustrated.

Cheriton is a sought-after village located in the South Downs National Park, with a well-known pub, primary school, local shop, church and its own civil war battlefield. It is considered to be a welcoming and inclusive village and, once there, people seem to rarely move away. Cheriton is surrounded by beautiful rolling countryside and is located 3 miles south of Alresford and 6 miles to the east of Winchester. There is access to London, Southampton and the Midlands via the local road network and there are rail links to London from Winchester and Petersfield.



SERVICES

Mains water and electricity connected. An oil-fired boiler services the first floor flat.
Private drainage - Sewage treatment plant, located in plant room to side of property.

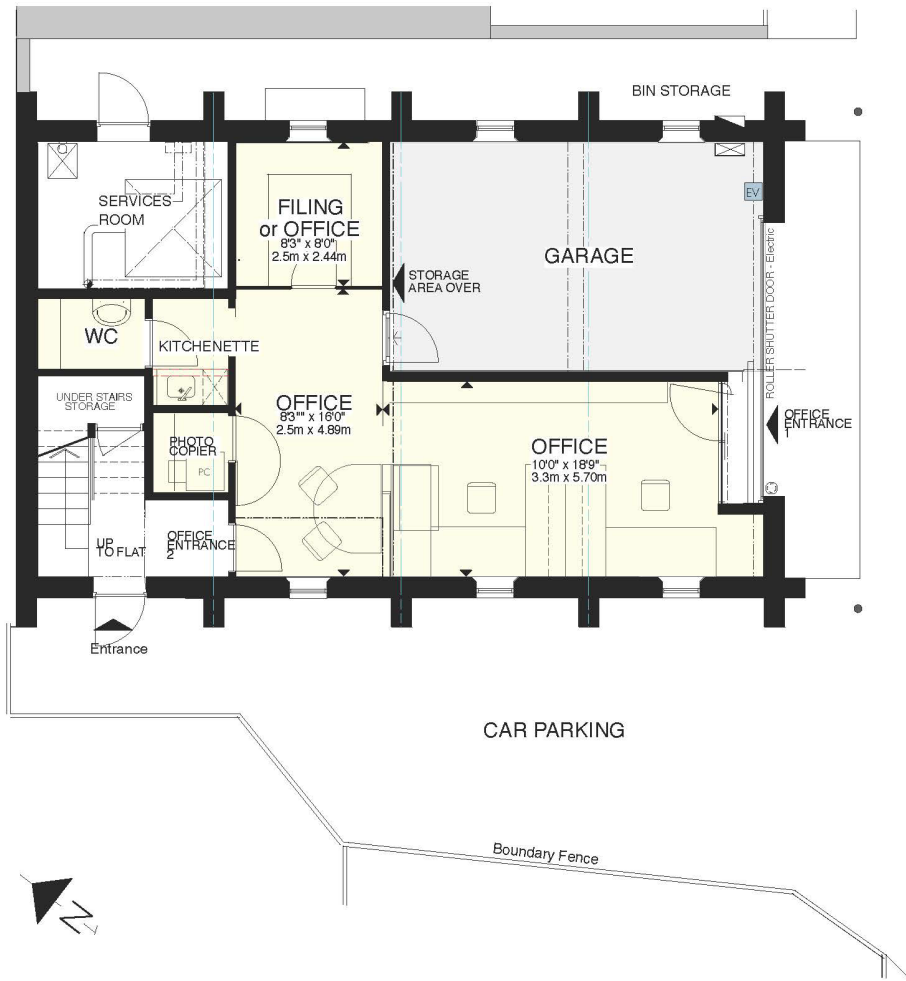
LOCAL AUTHORITY INFORMATION

Winchester City Council
Flat: Council Tax Band: C
Office: Business Rates of £3,043.90pa. Small business relief applies, so no rates currently payable.

KEY

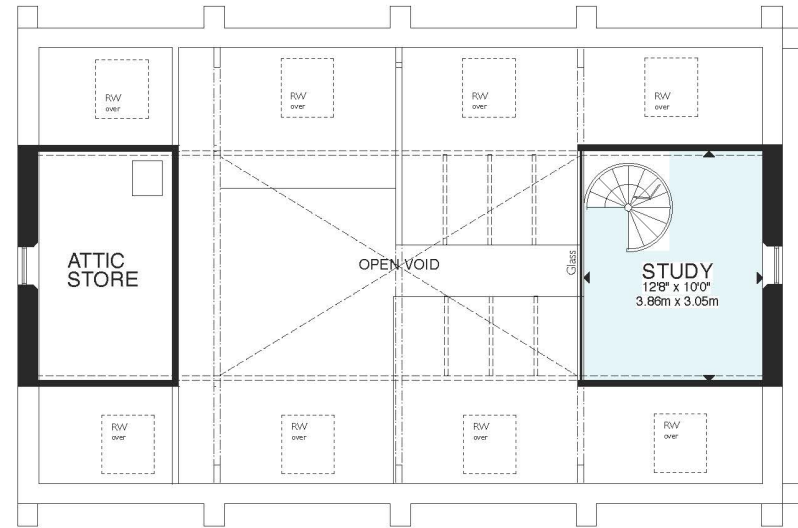
	OFFICE SPACE 488 SQ FT / 45 SQ M		GARAGE 270 SQ FT / 25 SQ M		RESIDENTIAL 1010 SQ FT / 93 SQ M
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GROUND FLOOR

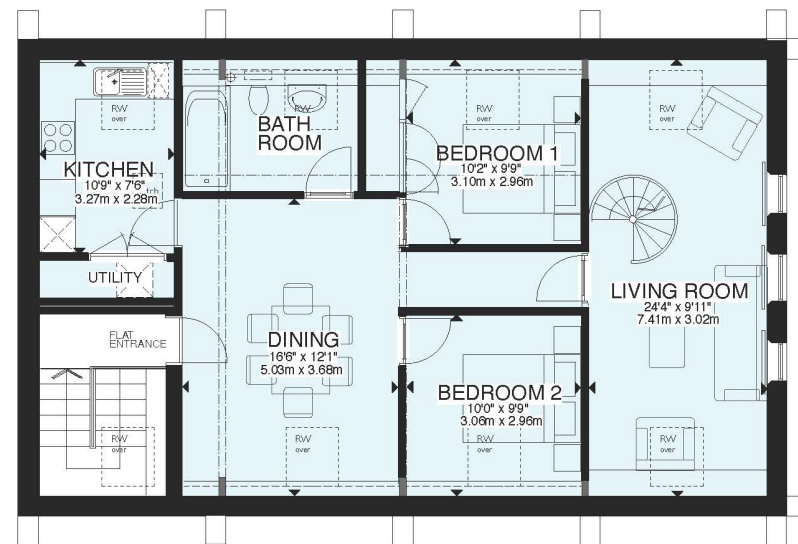


THE CHAPEL - AS EXISTING - OFFICE + FLAT

MEZZANINE FLOOR



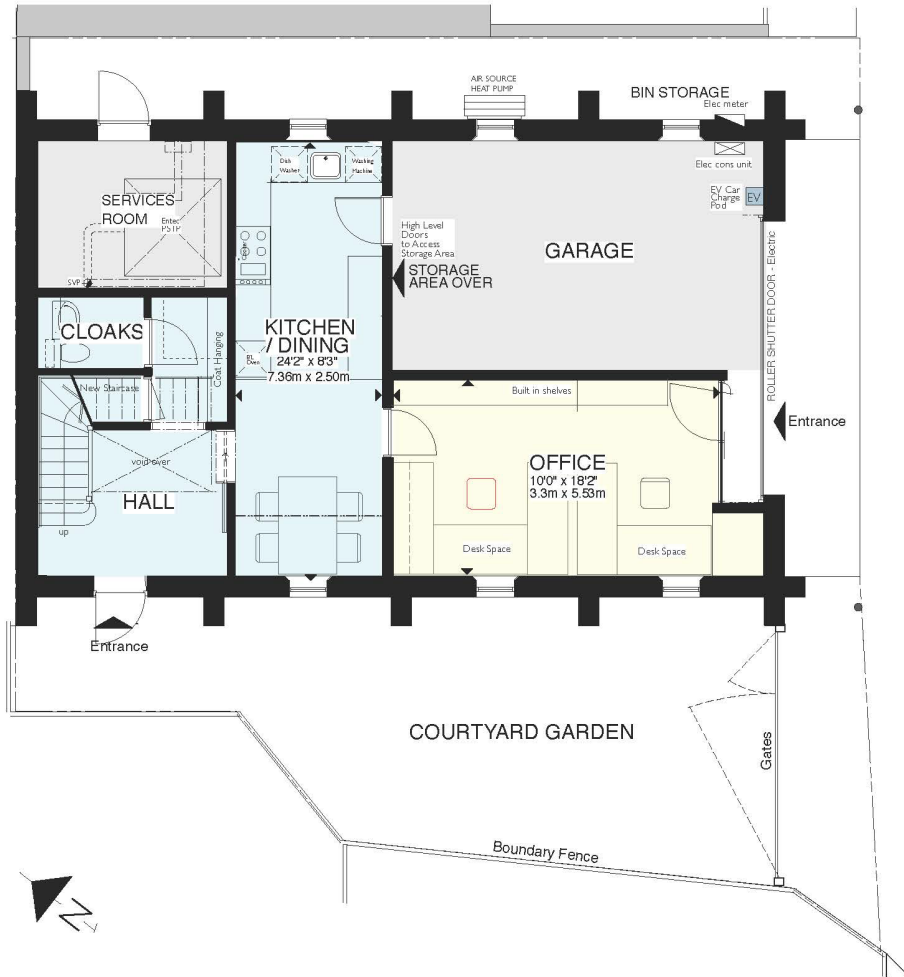
FIRST FLOOR



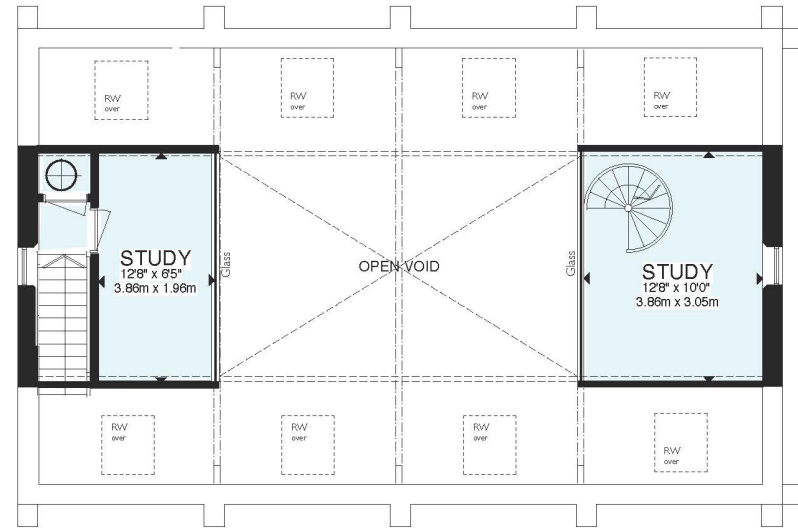
KEY

	OFFICE SPACE 825 SQ FT / 19 SQM		GARAGE 270 SQ FT / 25 SQM		RESIDENTIAL 1560 SQ FT / 144 SQM
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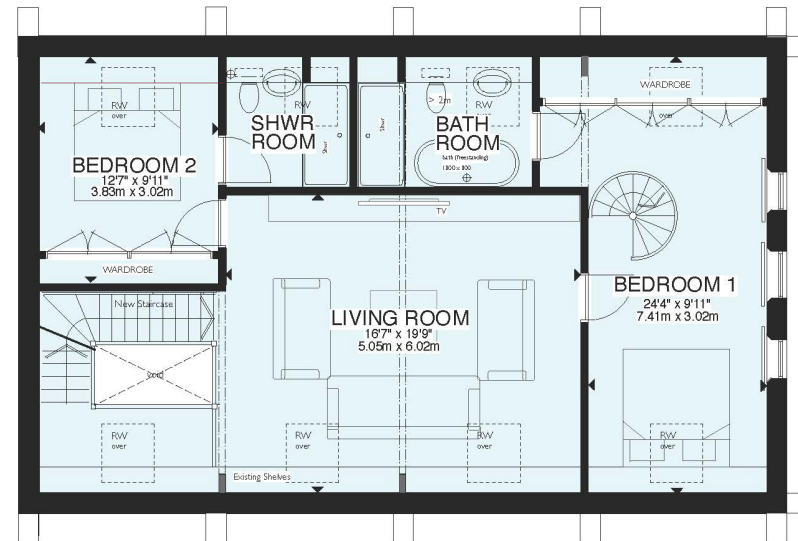
GROUND FLOOR



MEZZANINE FLOOR



FIRST FLOOR



THE CHAPEL - AS PROPOSED - LIVE / WORK

Internal Layout as per Planning Permission Ref: SDNP/23/04966/FUL dated 10.2.2024



DIRECTIONS

From Alresford, take the B3046 (Jacklyns Lane) signposted to Cheriton. Follow the road out of Alresford going over the A31 bypass and continue along into Cheriton. Continue on the main road through the village, and turn left just before the green. It is suggested to park by the brook and walk across the bridge on the left. The Chapel will be found on the left hand side, opposite the school.

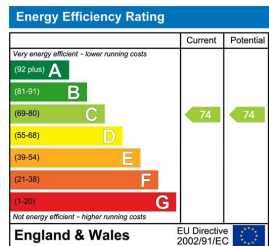
///What3words location reference: swooning.doctors.engulfing

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

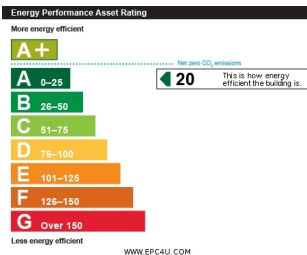
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Residential EPC



Commercial EPC



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

