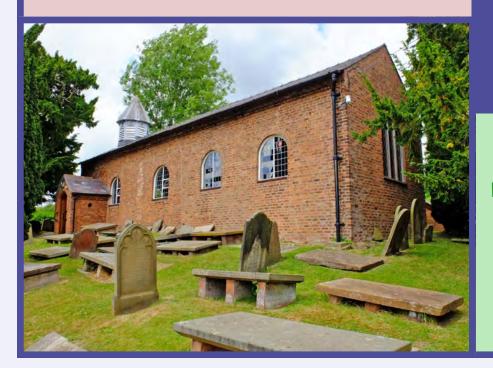
# Parish Profile 2018

# St Peter's, Plemstall





# St John the Baptist, Guilden Sutton

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### INTRODUCTION

Welcome to our Parish Profile. The vacancy is for the joint benefice of St Peter's Plemstall and St John the Baptist Guilden Sutton. We serve the communities of Guilden Sutton, Piper's Ash, Mickle Trafford, Picton, Bridge Trafford and Hoole Village, located 2 - 3 miles from the centre of Chester.



### OUR MISSION

The mission of our churches is to proclaim the Gospel of our Lord Jesus Christ, through worship, teaching, nurture, pastoral care, evangelism, our own individual example and ecumenical cooperation. Our vision statement is:

### Being Still to know God Reaching out to love our neighbour

This reaffirms two important imperatives for Christian living : knowing God through a personal relationship with Him and witnessing His love to all around us.

We strive to offer a friendly welcome to people at all stages in life and faith.

### TWO CHURCHES TOGETHER

There are very good relationships between St Peter's and St John's with collaboration whenever possible. Examples include our mid-week fellowship groups, special services together and joint communications including the newsletter and social media. Over recent years the churches have enjoyed social activities such as picnics, barn dances etc; joint weekends away at Scargill and Cloverley Hall, and Quiet Days at Foxhill - one of these is booked for November 2018. Members of each congregation not infrequently worship at the other church.



### USUAL MONTHLY SERVICE PLAN

The normal monthly service pattern across the two parishes is:

	St Peter's Plemstall	St John's Guilden Sutton
First Sunday of month	9.30am Holy Communion (BCP)	11am Family Service or 10.15am Messy Church*
Second Sunday of month	11am Family Service or 9.45am Messy Church*	9.30am Holy Communion (Common Worship)
Third Sunday of month	9.30am Holy Communion (Common Worship)	11am Morning Praise
Fourth Sunday of month	11 am Holy Communion (Common Worship)	9.30am Holy Communion (BCP)
Fifth Sunday of month	11 am Holy Communion (Common Worship)	9.30am Holy Communion (Common Worship)
Each Wednesday		7.30am Morning Prayer (BCP)

\* Messy church services are held 3-4 times per year in the village/church halls instead of the normal family service.

### COMMUNICATION WITH OUR PARISHES

A weekly Pew Sheet provides congregations with up-to-date information. A Newsletter, produced and printed in-house, is distributed every 3 months to over 500 households in the parishes. Christmas Cards with details of all services (including those of our Methodist friends in Mickle Trafford) are delivered by volunteers to every house in the parishes each year. The churches also have a Facebook page and website to provide on-line information.

St John's Church Hall

Contact

Find Us

### St Peter's Plemstall & St John's Guilden Sutton

Weddings/Baptisms/Funerals

Being still to know God. Reaching out to love our neighbour. Events/News

#### Welcome

Services





### MIDWEEK GROUPS

There have been several Fellowship and Bible Study groups in both parishes over the years, usually led by the Reader or other lay people. The Rector or Curate have led outreach courses, regular Lent courses and programmes of Christian nurture, including the 'Doorway' course. Over the last three years the 'Pilgrim' course has been completed. A new crossparish home group has recently begun.

### THE RECTORY

The Rectory is a substantial family home situated on Oaklands at the heart of Guilden Sutton. It was built in the mid 1970s of traditional brick wall and pitched tiled roof construction and has been substantially extended. Double glazed UPVC windows are fitted throughout and heating is provided via hot water radiators.





Ground floor accommodation includes a spacious conservatory opening off the dining room, a well-equipped kitchen (including built-in double fridge-freezer and separate fridge), a large lounge (~18 x 16.5') and two further reception rooms. One of these served as the previous Rector's office/study, the other as a piano room. On the first floor there are 4 bedrooms, two with en-suite shower facilities, a separate family bathroom and a small box room. The master bedroom has a walk-in dressing room.

There are lawned gardens to front and rear. To the front of the house there is brick paved parking for 3 cars plus a car port and double garage with up and over door.

### THE PARISH OF PLEMSTALL

The parish comprises the communities of Mickle Trafford, Hoole Village, Picton and Bridge Trafford. The main centre of population is Mickle Trafford, where the housing is a mix of old cottages, modern estates, private estates and a small number of housing association properties. It is surrounded by farms and open countryside, with some established routes for walkers and riders. The parish population is 2,215 inhabitants in 844 households. There is a wide mix of age groups, with many families. The 2011 census showed an age profile with more children and over 45's compared to national averages (see Table). The religious make up is reported to be predominantly Christian at 73%, with 19% citing "no religion" and other faiths representing < 1% (8% provided no answers). Most people commute to work in nearby cities.

There are three schools in the parish. **Mickle Trafford Village School** is a community primary school with open admission, catering for pupils from 4 -11 years of age with a roll of approx. 210 children. It achieves excellent results . Adjacent to the Primary school is the charity run **Mickle Trafford Preschool**, occupying a standalone building. Situated in Hoole Bank, north of Mickle Trafford, is the **Hammond School**. This is an independent, co-educational day and boarding school. It is a nationally-recognised centre of excellence for dance and is a leading provider of vocational musical theatre, drama and music training.

Mickle Trafford is well served with a general shop & Post Office, mobile library, farm

shop and regular bus service. There is a park and children's play area near the Primary school and a tennis club, with outdoor tennis courts, is currently under construction. The Village Hall, situated in the centre of the village, is a popular meeting place and is used regularly for both public and private events.



/		Plemstall	England
۱ ,	% aged 0-4	4.9	6.3
/	% aged 5-17	19.3	15
r d	% aged 18-29	9.2	16.2
ג 	% aged 30-44	18.3	20.6
	% aged 45-64	30.9	25.4
า	% aged 65 and over	17.4	16.4

### CHURCH BUILDINGS

#### **St Peter's Plemstall**

St Peter's stands in a quiet, beautiful but isolated position half a mile down a country lane leading from Mickle Trafford. The site has associations with St Plegmund, who is said to have lived in a hermitage on what was then the Isle of Chester (Plemstall is an abbreviation of Plegmundstall). From 890 he was Archbishop of Canterbury under Alfred the Great. There are traces of building from the thirteenth century or earlier, but the existing structure is substantially fifteenth century, with a tower dating from 1826 when the church was restored. The interior is remarkable for the rood screen, altar, box pews and many other carved wooden features created by the Revd Joseph Hooker



**Mickle Trafford Village Hall** 

Toogood, incumbent of Plemstall for forty years in the first half of the twentieth century. The altar is fixed at the



east end. More recently an annex with lavatory and washing facilities has been added to the church. St Peter's is a Grade 1 listed building. The churchyard, which extends largely to the east of the church, continues in use and has roughly 20 years' capacity remaining.

Mickle Trafford Village Hall is owned by the church and leased to the Parish Council for community use. It is situated in the heart of the village and is used by the community for a wide range of activities, including a Toddler group, Women's Institute and Keep Fit. It has benefitted from considerable modernisation and improvements in recent years. In addition to the many non-profit activities, the hall is also used for fund raising for local and community beneficiaries.



## OUR CONGREGATION



### CONGREGATIONS AND WORSHIP

#### **Electoral Roll**

The electoral roll has 83 members, of whom 18 are from outside the Parish. Five new names were added in 2018.

#### Service Attendance

Attendance summaries are shown in the charts:

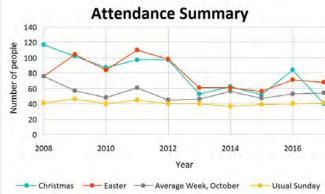
The number of communicants on a normal Sunday would typically be in the range of 30-40. The numbers of occasional offices in the last year were 12 Baptisms, 6 Weddings and 15 Funerals. Baptisms mainly took place within the context of the usual Sunday service. Of the 15 funerals, 8 were held in church and 7 held at Chester Crematorium.

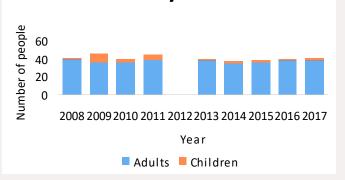
#### **Church services and worship**

The service on the first Sunday of the month is a BCP Holy Communion – probably the best-attended service, but with a largely older congregation. Other Communion services on the third, fourth and fifth Sundays are Common Worship Order 1. Printed booklets are used for all these, with seasonal variations. The style of worship is fairly traditional, though modern hymns and songs are sung alongside older material. The 2013 Ancient & Modern is the hymnal used. The Family Service is a much more flexible affair, sometimes taking the form of Messy Church in the Village Hall (see below). Special services are held at appropriate times: Holy Week, Christmas, Christingle, Mothering Sunday, Harvest, Remembrance and so on. The Remembrance Sunday service is supported by local scouts.

#### Music

St Peter's has a traditional and well maintained Whiteley pipe organ which is used at the principal services. A piano is also available in church and this is used on the occasions when the worship songs dictate. The church is blessed with a volunteer regular organist. An electric keyboard is used and housed in the Village Hall for all services in this location.





**Usual Sunday attendance** 

### OUTREACH-1

#### **Plemstall Fellowship**

The Plemstall Fellowship meets monthly on a Wednesday afternoon in Mickle Trafford Village Hall. A guest speaker is invited for each meeting and there are normally about thirty people attending. A wide range of topics are covered and enjoyed. The Fellowship is led by church members and the December Christmas Party is always a highlight.

#### **Community Activities**

The church participates in village activities such as the Christmas fair and the Christmas Lights, and in other events on an *ad hoc* basis. The Rector has traditionally led worship at the annual switching on of Christmas lights, a major village event held in the Village Hall. A member of the church sits on the Village Hall committee.

#### **Pastoral Care**

St Peter's has a Pastoral Care Team of four members who regularly visit the elderly, sick and housebound. They support the Rector and Curate in assisting at home communions and also in administering the cup during communion services in church and leading intercessions.



Members of congregations join for celebrations In Mickle Trafford Village Hall



### OUTREACH-2

#### Work with Children & Families

The earlier forms of work with children and young people, though very successful in their day, had reached the end of a cycle by about 2013-14. The parish then set about rethinking provision from scratch and from these discussions developed Messy Church and the Toddlers' Group.

#### **Messy Church**

St Peter's has been holding Messy Church since March 2015. It takes place quarterly in Mickle Trafford Village Hall, and replaces the Family Service on the second Sunday in the month - normally in March, June, September and December. A simple breakfast is served from 9.45, and crafts are provided tying in to a biblical theme which is picked up in the short, simple act of worship at about 11.00. Messy Church is well attended, most recently attracting 15-20 children and 30-40 adults, including a number of families who are not part of the ordinary congregation.

#### **St Peter's Toddler Group**

The Toddler Group started in October 2014, and runs on Wednesday mornings (10.30-12.00) during term time in Mickle Trafford Village Hall. There are usually around twenty children accompanied by parents/carers. Toys and crafts are provided, and refreshments are available to both children and adults for a voluntary donation. The Toddler Group is manned by church volunteers, but it has been usual for clergy to be present for at least part of the time.

#### **Baptism Families**

There is also a regular service for Baptism Families. Parents of children baptised over the previous five years or so are invited to attend a Family Service, which is followed by a simple buffet lunch in the church.





### CHURCH GOVERNANCE AND FINANCE

#### **Church Governance**

The Parochial Church Council (PCC) comprises 12 people. It is made up of:

- 1 Clergy ex officio (currently a curate during the vacancy).
- 2 elected Churchwardens.
- 2 elected Deanery Synod representatives.
- 1 Lay Reader ex officio.
- 6 elected lay representatives.

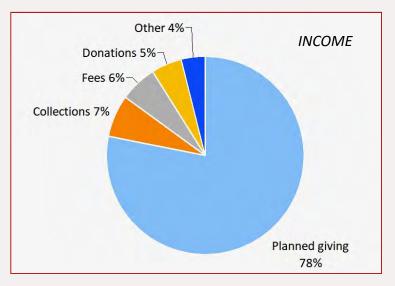
A Secretary and Treasurer are appointed from the lay representatives. The PCC meets 6 times a year, normally bi-monthly, dividing each meeting's time between review of the Parish ministry and formal business, opening and closing with prayer.

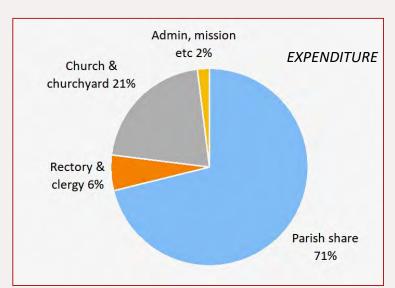
#### Finance

In 2017, the General Account Income was £ 55,984, some 78% coming from our planned giving stewardship scheme including tax refund. Spending on Christian Ministry was £52,482 which included a Parish Share of £37,378. The general fund carried forward at 31st December 2017 was £38,427. The breakdown of income and expenditure are summarised in the charts.

#### **Charitable giving**

Charities are supported through Christian Aid collections, Children's Society boxes and support for Food Bank, among others. Until 2016, there was a practice of donating 10% of income to Church charities, both at home and overseas. In 2016 these donations were suspended on the grounds that this would be the right and prudent thing to do if continuing to make payments would create an ongoing deficit. The situation is regularly reviewed.





### THE PARISH OF GUILDEN SUTTON



The Parish of Guilden Sutton includes Guilden Sutton village and the adjacent hamlet of Piper's Ash. Guilden Sutton village has grown substantially over the past century, but remains a rural village, surrounded by fields and totally within the Green Belt. The village name means "the southern homestead in the hollow where the marsh marigolds grow". The close proximity to Chester, and with its excellent transports links to Liverpool, Manchester and North Wales means that it has become a dormitory commuting village, but it maintains a good community spirit.

Guilden Sutton has a Primary School which maintains an enviable reputation both for the quality of its teaching and its ambiance (OFSTED: Outstanding). Other facilities include a newsagent/post office, general store, beautician, dental surgery, hairdressers, children's nurseries and the Bird in Hand public house.

The Village Hall provides a focal point for many activities including badminton, bowls, theatre, dance and keep-fit groups, as well as being home to a Pre-School. <u>www.guildensutton.org.uk</u> is a great resource for all things Guilden Sutton (including Parish Plan).

Guilden Sutton civil parish, which closely matches the ecclesiastical parish, has ~1660 inhabitants in ~611 properties. The population is a wide mix of age groups, with many families and older inhabitants (see Table).

	Guilden Sutton	England
% aged 0-4	3.5	6.3
% aged 5-17	18.3	15
% aged 18-29	9	16.2
% aged 30-44	13.9	20.6
% aged 45-64	35.5	25.4
% aged 65 or over	19.9	16.4

### CHURCH BUILDINGS

#### St John's Church

The church in Guilden Sutton has a history probably going back to the 12th century. In 1318 the rectory of Guilden Sutton was annexed to the college of St John the



Baptist in Chester. The earliest Parish records date from 1595. The chancel was damaged by a great storm in 1802. The whole church was then rebuilt by 1815, the bicentenary of which was marked by a week of celebrations in 2015.

Over the years the church has had a number of changes. These include the installation in 1981 of a stained glass window depicting the baptism of Jesus by John the Baptist. The chancel was reordered in 2001 and the south west corner of the nave in 2010. The Church is grade II listed.





St John's Churchyard still has space for interments for several decades. The Churchyard contains two ancient yew trees and a sundial dated 1596.

#### St John's Church Hall

St John's Church Hall, a 'tin tabernacle', located in Church Lane, was built in 1914. It had a major upgrade in 2017 with new windows, kitchen and toilet and improved access for the disabled. It is used by church groups and members of the community. We see provision of this facility as a way of serving the community.



### CONGREGATIONS AND WORSHIP-1

#### **Electoral Roll**

There are currently 88 people on the Electoral Roll. Approximately 50 extended families are represented, 14 having school age children. 7 on the electoral roll are young people (under 35) who have grown up in the church community.

#### Service Attendance

Adult attendance at Holy Communion services averages about

30-40 rising to 70-80 at Easter and 50-60 on Christmas Day. Typically 10-12 children join the latter part of services when Sunday Club and Aqua are running. At Messy Church services attendance averages about 45 adults and 25 under-16s. Under 16 attendance at other family services in the village hall is ~ 7-10. The Crib Service (see below) involved about 30 young people in 2016 and 2017. Last year there were 6 Baptisms, 1 Wedding, 3 Funerals and 2 Interments of ashes.

#### **Church Services and Worship**

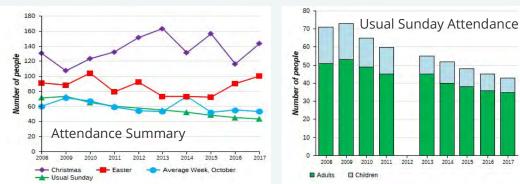
On the first Sunday of every month, the service is held in Guilden Sutton Village Hall, providing a more informal environment to welcome those who might not come to services in church. Recently Messy Church has been incorporated into the Village Hall services 3 times a year. The "men of the parish" prepare breakfast for everyone attending. The Christingle service is also usually held in the Village Hall as



is an annual Crib service on the Sunday before Christmas. This service which, includes sketches from the church's young people groups, attracts attendance from across the community.



Services of Holy Communion are held in church on the second, fourth and fifth Sundays. On the third Sunday a more informal service, Morning Praise, is held in church often using an overhead projector and screen.



### CONGREGATIONS AND WORSHIP-2

#### Music at St John's

Music plays an important role in helping unite and encourage members of the church to *"...speaking to one another with* focus on God in our worship and to help preparation for taking communion. The basic *psalms, hymns, and songs from the* repertoire of hymns sung at our services from Hymns Ancient and Modern is regularly *Spirit. Sing and make music from your* broadened with new songs from Spring Harvest and modern writers like Stuart Townend *heart to the Lord." Ephesians 5:19* and Keith Getty.



St John's Fellowship Singers is made up of adult members of the congregation with a love of singing in harmony. The choir helps teach new songs, provides music during the administration of communion and leads worshippers in congregational singing. It has also sung for such events as our church's bicentenary celebration concert, summer fetes, a fund-raising concert for the village hall and a Prayer Shed event. At Christmas the choir is joined by members of St Peter's Plemstall to sing for the Christmas carol services at both churches.

The accompaniment for congregational singing in the Sunday services is provided by a team of 3 pianists/



organists on a rota. In addition we have a small music group which plays during our Family Services at the Village Hall. The music group is boosted by former members of the group when they return for holidays on Christmas Day and Easter Sunday, providing a joyous and uplifting sound for our worship.



### ST JOHN'S & YOUNG PEOPLE

#### Sunday Club & Aqua

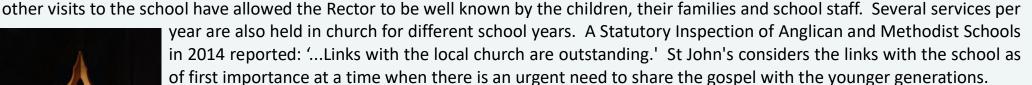
There are two groups for young people in the church: Sunday Club (ages 5-11) and Aqua (11+). During school terms they meet alongside 9.30am services coming into church during communion. There are currently 13 young people across these groups with the balance towards the older ones (11+). The groups follow Scripture Union's Light curriculum (Splash, XStream and The Grid). They also regularly get involved in the Village Hall services, e.g. by supporting the craft in Messy Church, or leading prayers or sketches. Aqua are also encouraged to go along to wider Chester-based Christian youth events e.g. Ignite.

#### **Messy Church**

These termly services aim to engage children and their families with the Christian message in creative ways.

#### **Guilden Sutton C of E Primary School**

St John's Church has excellent links with Guilden Sutton C of E Primary School (which was rated Outstanding by Ofsted in 2017). The Rector is ex officio a school governor. In recent years the Rector creatively led 2 daily collective worship sessions per week. This and



#### **Pre-school and Toddlers**

Links are being developed with the local Pre-school and Toddlers groups. This has included termly special services in church for the two groups and visits to the 'Cafe in the Church Hall' by the Pre-school group.

#### **Baptism Families**

Occasional follow-up services for families of children baptised in St John's have been held in the past and we are exploring how such relationships can be developed in the future.



### OUTREACH-1

#### St John's 'Cafe in the Church Hall'



The cafe was started in January 2016 following the favourable experience of having a small cafe area alongside the Bicentenary Exhibition in 2015. Run by a team of keen volunteers and supported by a small number of home bakers, the cafe runs from 10am to midday on the 2nd and 4th Thursdays of the month. An exhibition of art/craft and sometimes a sale of jams and other items runs during the cafe. It has been well received and is helping build bridges with



other members of the community. Guilden Sutton Pre-school group have visited with the children on a couple of occasions.



#### **Community Activities**

St John's usually has a stall in the Annual Guilden Sutton Summer Fete, often selling preserves and providing games for children to play. This presence was enhanced in 2015 when the church had a small marquee to reprise our bicentenary exhibition and provide music through the Fellowship Singers. The Rector participates in the annual switching on of the Christmas lights by the Village Hall. A member of the church sits on the Village Hall users committee.



### **OUTREACH-2**

#### **Pastoral Care**

St Johns currently has a Pastoral Care Team of 6 members including two licensed Pastoral Workers. Members of the team regularly visit the elderly, sick and housebound to ensure they do not feel cut off from the church family and the body of Christ and to address other spiritual needs if appropriate. The Pastoral Workers also assist the Rector and Curate in visiting to administer home communion, administering the cup during communion services in church and leading intercessions. They work in collaboration with the Incumbent/Curate and have working agreements which should be renewed on a regular basis. The Pastoral Visiting Team meet occasionally to discuss the service and to offer mutual support.

#### **Seniors' Lunches**

Lunches are held in Guilden Sutton village hall twice a year for senior citizens of our two parishes, one in the summer and one in the winter. They aim to provide a link between the church and the community especially for elderly people and those who don't get out and about. They provide an opportunity for them to come and meet us and each other. A team of about ten volunteers from the churches caters for 40 - 50 guests. The meal is usually followed by some entertainment.





### CHURCH GOVERNANCE AND FINANCE

#### **Church Governance**

St John's PCC stands at 13 members, consisting of 6 elected members of the laity, 2 members of Deanery Synod, 1 member of Diocesan Synod, 2 licensed Pastoral Workers, 1 Churchwarden and our Curate. There are vacancies for 3 elected PCC members and a second Churchwarden.

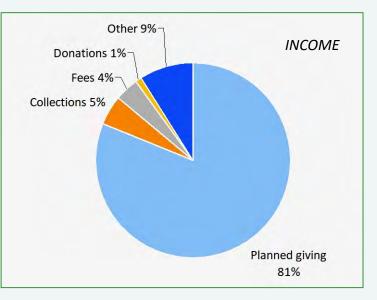
The PCC meets every two months to conduct church business. A Buildings Subcommittee, currently consisting of 5 members, meets every 2 - 3 months and reports to the PCC. A Safeguarding Subcommittee, joint with St Peter's, meets at least annually and performs a yearly audit. St John's Church has conducted a data audit and is taking actions to comply with the General Data Protection Regulation.

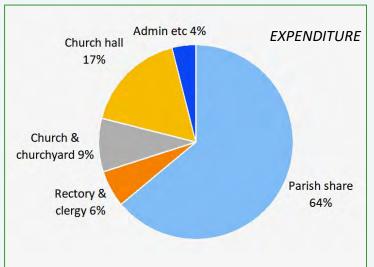
#### Finance

In 2017, the General Account Income was £56,653 with £45,923 coming from our planned giving stewardship scheme including tax refund. Total spending was £58,448 which included a Parish Share of £37,378. The General Fund carried forward at 31st December 2017 was £96,073. The breakdown of income and expenditure are summarised in the charts. (In 2017 a second account was set up temporarily to manage the additional income of £95,595 and expenditure of £91,797 relating to the church hall upgrade project).

#### **Charitable giving**

Charities have been supported through Christian Aid collections, Children's Society boxes and support for Food Bank, amongst others. The PCC aims to donate 10% of income to Church charities.





### HOW WE SEE OURSELVES



Members of both congregations were invited to reflect on each church's strengths and weaknesses and on the opportunities and threats before us. Views were gathered through a questionnaire. Results are shown in the next two pages.

### HOW WE SEE OURSELVES AT ST PETER'S

Welcoming/friendly/open church Café/Toddler group in Village Hall Caring church family Variety of services: BCP to Messy Church Well kept, beautiful, historic church building

# Strengths

# Weaknesses

Age range of congregation (mostly retired) No current children or youth groups Location and financial demands of maintaining listed church building Lack of conversion from Toddlers/Messy

church/wedding/funerals to regular churchgoing Outreach to families and children Build on Messy Church and Toddlers Group Scope for mission in local population Build on links with wedding & baptism contacts Encourage and build congregations to live and share their faith

New vicar – new ideas

## **O**pportunities

# Threats

Age profile of the current congregation is not representative of the local population – impacts ability to serve local community.

Dwindling attendances

Adverse effects on finance/declining revenues without growth in congregation

### HOW WE SEE OURSELVES AT ST JOHN'S

Active young people's groups & Messy Church Friendly & welcoming Pastoral care & seniors lunches Links with Guilden Sutton School & pre-school Worship variety & music Committed core of members Outreach through Church Hall & Cafe Established in the community

# Strengths

# Weaknesses

Limited pool of volunteers/leaders Limited activities for younger age groups High maintenance costs Low participation in mid-week activities Falling congregation size Space/access constraints at St John's Outreach to whole community Offer more to younger age groups Build on links with Guilden Sutton School and pre-school Broaden worship style Build on links with baptism/wedding families Expand hall use for church events

# **O**pportunities

# Threats

Downward spiral if congregation shrinks further Secularisation of society Competing Sunday activities Increasing costs Lack of volunteers for key roles

### THE FUTURE IN OUR PARISHES

### We want our new Rector to help lead us into a future in which:

- We see God's Kingdom grow in our parishes.
- We recognise, nurture and build on the strengths in our churches.
- We see deepening discipleship amongst our members, shown by a growing commitment to: prayer and worship; understanding and application of the Bible; encouragement of one another in Christian fellowship; living out and sharing the love of Christ 7 days a week.
- We rise to the challenge of sharing our faith in an increasingly secular society, recognising the urgent need to bring younger generations into the church.
- Our styles of worship and 'being church' creatively engage both older and younger generations.



### WE ARE LOOKING FOR A NEW INCUMBENT WHO IS:

- Firmly rooted in the Gospel, prayerful, Spirit-filled and led and who demonstrates Christian love in action.
- Committed to seeing God's Kingdom come in our communities and with a vision of how to seek that, especially recognising the need to reach the younger generations for Christ.
- An enthusiastic, discerning, hard-working, inspiring leader with good organisational and delegation skills.
- An effective communicator who is approachable, with a good sense of humour and can relate well to families and people of all ages and backgrounds and is committed to reaching out into our communities.
- Committed to equipping members of our churches to serve God both in the church and in their daily lives.
- Keen to ensure good pastoral care of individuals.
- Willing to embrace a wide variety of worship styles whilst respecting parish traditions.
- Competent in using IT to support ministry.



### WHAT WE CAN OFFER YOU

- Support with prayer in God's work.
- An openness to new ideas.
- Friendly, welcoming congregations.
- Supportive churchwardens, PCC and Pastoral teams.
- Respect for your home/work life balance needs.
- Well maintained church buildings and halls.
- A spacious, modern four-bedroomed rectory in the heart of Guilden Sutton.

