



Peter Clarke

IN ASSOCIATION WITH

Winkworth

5 Cidermill Orchard, Weston-Subedge, Chipping Campden, GL55 6QZ

- Stylish three bedroom Cotswold stone home
- Tranquil and secluded setting
- Hardwood double glazing throughout
- Characterful sitting room with feature fireplace
- Fitted kitchen with integrated appliances
- Utility room and cloakroom
- Family bathroom plus an ensuite
- Private enclosed garden featuring mature shrub borders
- Detached garage off road parking
- Available with no onward chain



£400,000

A charming three-bedroom Cotswold stone home set within a small private development in the picturesque village of Weston Subedge. Beautifully updated by the current owners, the property offers character and comfort in equal measure, with a beamed sitting room featuring a fireplace, a modern fitted kitchen and well appointed accommodation throughout. The enclosed private garden, garage and parking add to its appeal together with no onward chain.

#### WESTON SUBEDGE

Weston Subedge is situated in the North Cotswolds about 2 miles from Chipping Campden and in the catchment for both primary and the secondary schools. The village has an award winning pub/restaurant The Seagrave Arms as well as The Village Bar located in the village hall and a church. Chipping Campden, Stratford Upon Avon, Broadway and Cheltenham are nearby for shopping and leisure activities. Honeybourne Station is approximately 2.5 miles away providing rail access to London. The village also has an active community.

#### ACCOMMODATION

The front door is approached via an archway leading to the rear of the property, where there is a pleasant communal terrace area. The entrance hall features solid wood doors to the principal rooms and stairs rising to the first floor. The kitchen has been thoughtfully updated by the current owners and is fitted with a range of cupboards, granite work surfaces and integrated appliances. Adjacent is a useful utility room providing additional storage, worktop space, a sink and plumbing for a washing machine. A cloakroom is fitted with a WC and wash hand basin. The spacious living room enjoys views over the garden and is full of character, featuring solid oak flooring, exposed beams and a Cotswold stone fireplace. Large windows allow an abundance of natural light, whilst a door provides direct access to the garden. On the first floor, the principal bedroom overlooks the garden and benefits from fitted wardrobes. The second bedroom is a generous double, whilst the third bedroom is currently arranged as a dressing room but could equally serve as a bedroom or study. A family bathroom and en-suite shower room complete the accommodation. Outside, the private south-east facing garden is enclosed by Cotswold stone walls with mature shrubs and a beautiful wisteria. The property further benefits from a detached single garage and off-road parking.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electric and water are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**LISTED:** No

**BROADBAND/MOBILE COVERAGE:** Broadband: Superfast Available (Checked on Ofcom Sept 26) | Minimum Mobile Coverage: 70% O2 (Checked on Ofcom Sept 26)

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

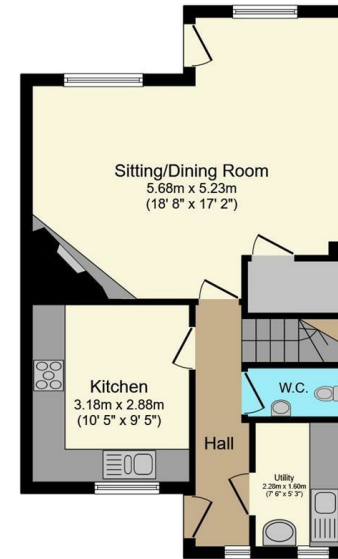
**VIEWING:** By Prior Appointment with the selling agent.



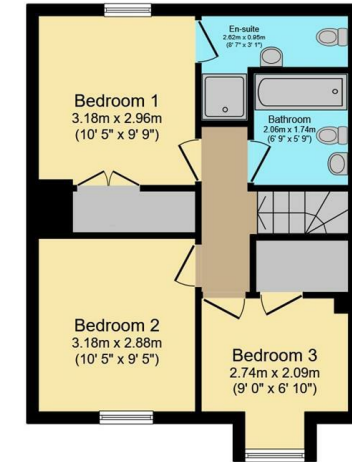




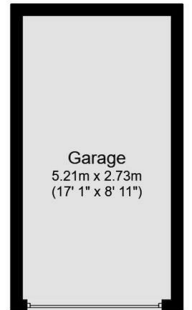
## Cidermill Orchard, Weston-Subedge



Ground Floor



First Floor



Garage

Total floor area: 105 sq.m. (1,131 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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30 YEARS ON WITH

Winkworth