



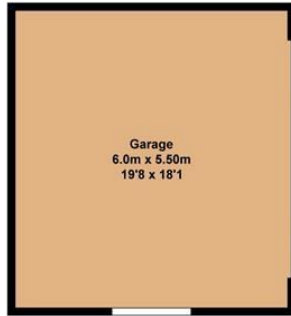
Peter Clarke

The Moat House, Church Street, Weston-subedge, Chipping Campden, GL55 6QT

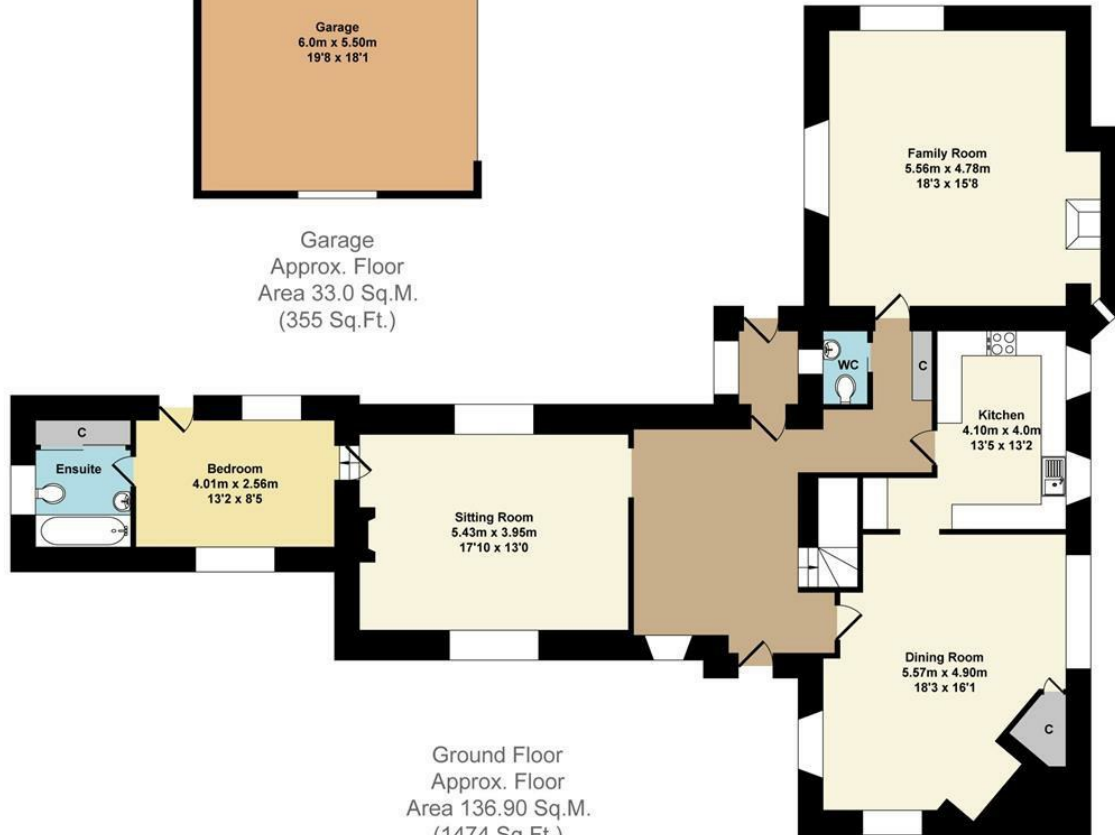
# Church Street, Weston-Subedge, GL55 6QT

Total Approx. Floor Area 285.10 Sq.M. (3069 Sq.Ft.)

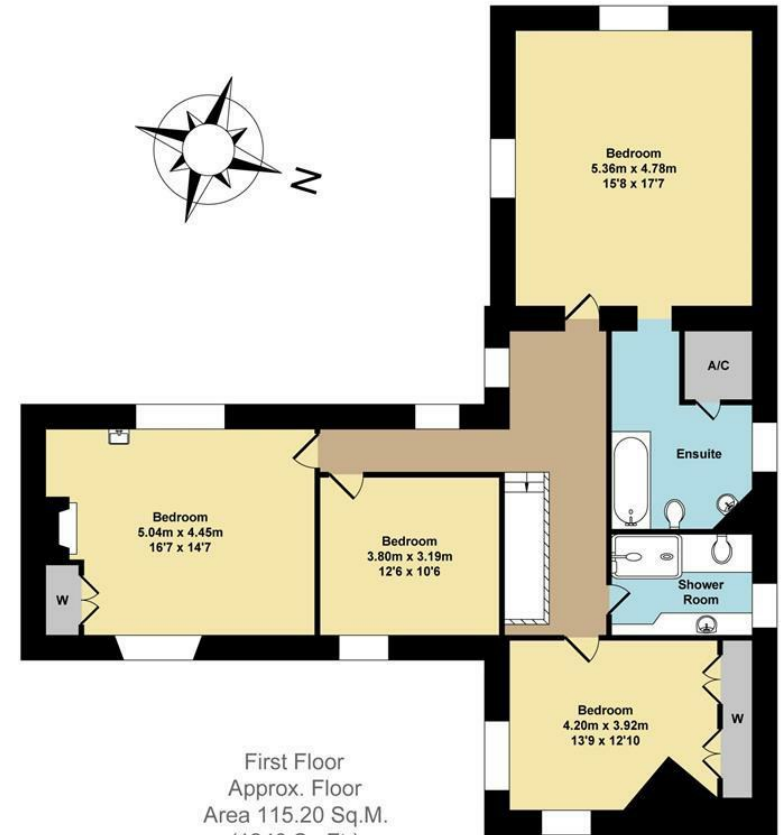
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Garage  
Approx. Floor Area 33.0 Sq.M. (355 Sq.Ft.)



Ground Floor  
Approx. Floor Area 136.90 Sq.M. (1474 Sq.Ft.)



First Floor  
Approx. Floor Area 115.20 Sq.M. (1240 Sq.Ft.)



- Grade II listed character home
- Four double bedrooms
- Three reception rooms
- Ground floor annexe
- Family bathroom, two ensembles and cloakroom
- Character features including Fireplaces, exposed beams and flagstone floors
- Double garage
- Workshop
- Mature gardens
- No onward chain



Beautiful grade II listed village home with outstanding views. The property has been extended over the years and now comprises of three reception rooms, kitchen and a ground floor bedroom with bathroom. On the first floor there are four double bedrooms, ensuite and family bathroom. Garden and double garage. No onward chain.

#### WESTON SUBEDGE

Weston Subedge is situated in the North Cotswolds about 2 miles from Chipping Campden. The village has a pub 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.

#### ACCOMMODATION

##### HALL

Both front and rear doors open into the hallway with beams and flagstone flooring.

##### DINING ROOM

Triple aspect room with inglenook fireplace housing a gas fire.

##### KITCHEN

Fitted kitchen with gas hob, twin oven and integrated dishwasher.

##### FAMILY ROOM

Lovely dual aspect room with inglenook fireplace housing wood burning stove.

##### SITTING ROOM

Dual aspect with feature fireplace and fitted shelving.

##### ANNEXE

Double bedroom with its own external door out to the

garden, and an ensuite bathroom comprising bath with shower over, w/c and hand basin. There is also an airing cupboard housing the hot water tank.

##### BEDROOM

Dual aspect double bedroom with fitted wardrobe and countryside views.

##### BATHROOM

With shower, w/c and hand basin.

##### BEDROOM

Double bedroom with countryside views to the front.

##### BEDROOM

Dual aspect double bedroom with feature fireplace and hand basin.

##### BEDROOM

Dual aspect double bedroom with fitted wardrobes and ensuite comprising bath with shower over, w/c, hand basin, storage cupboard and laundry cupboard with space for washing machine and tumble drier.

##### OUTSIDE

The property is accessed from a shared lane from which you can access the double garage with electric door. to the rear of the garage is a workshop with power and light. the garden is beautiful with a stream running through the grounds and is private with mature trees and hedging.







#### 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, electricity and water are connected to the property although this should be checked by your solicitor.

#### RIGHTS OF WAY

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

#### COUNCIL TAX

Council Tax is levied by Cotswold District Council and is understood to lie in Band G.

#### CURRENT ENERGY PERFORMANCE CERTIFICATE

E. A full copy of the EPC is available at the office if required.

#### VIEWING

By Prior Appointment with the Selling Agents

#### REGULATED BY RICS





DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.

# Peter Clarke



Six multi-award winning offices  
serving South Warwickshire & North Cotswolds

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