



Peter Clarke

Inchmery House Weston-Subedge, Chipping Campden, GL55 6QG

- Two/three bedroom detached home
- Split level, open plan kitchen/dining/living room
- Separate ground floor study/bedroom 3
- Utility and cloakroom
- Family bathroom
- Feature spiral staircase
- Driveway parking
- Low maintenance gardens
- Countryside views



£485,000

Two/three bedroom detached home with countryside views. Open plan, split level kitchen/dining/living room with feature spiral staircase. Utility and downstairs cloakroom as well as study/bedroom 3. On the first floor there are two double bedrooms and a family bathroom. Outside there is parking for a number of cars, and garden that wraps around the house.

#### 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 school. The village has a 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 and are accessible by public transport. Honeybourne Station is approximately 2.5 miles away providing rail access to London. The village has an active community and recently had CCTV installed on all the roads leaving the village.

#### ACCOMMODATION

The front door opens into the hallway, with door off to study/bedroom 3 and into the main living space. The study/bedroom 3 is a square, dual aspect room at the front of the house. The kitchen/dining/living space is all open plan and split level. There is a feature spiral staircase to the first floor. at the rear there is full height windows and two doors out to the rear garden. next to the kitchen area is a door leading to the utility and onto the cloakroom. On the first floor there are two double bedrooms with built in storage, and a family bathroom. Outside, there is gravel driveway parking for a number of cars, EV charger and a large timber shed/workshop in lieu of a garage. The garden wraps around the house, and has stunning open views to the rear.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage 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.

**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.



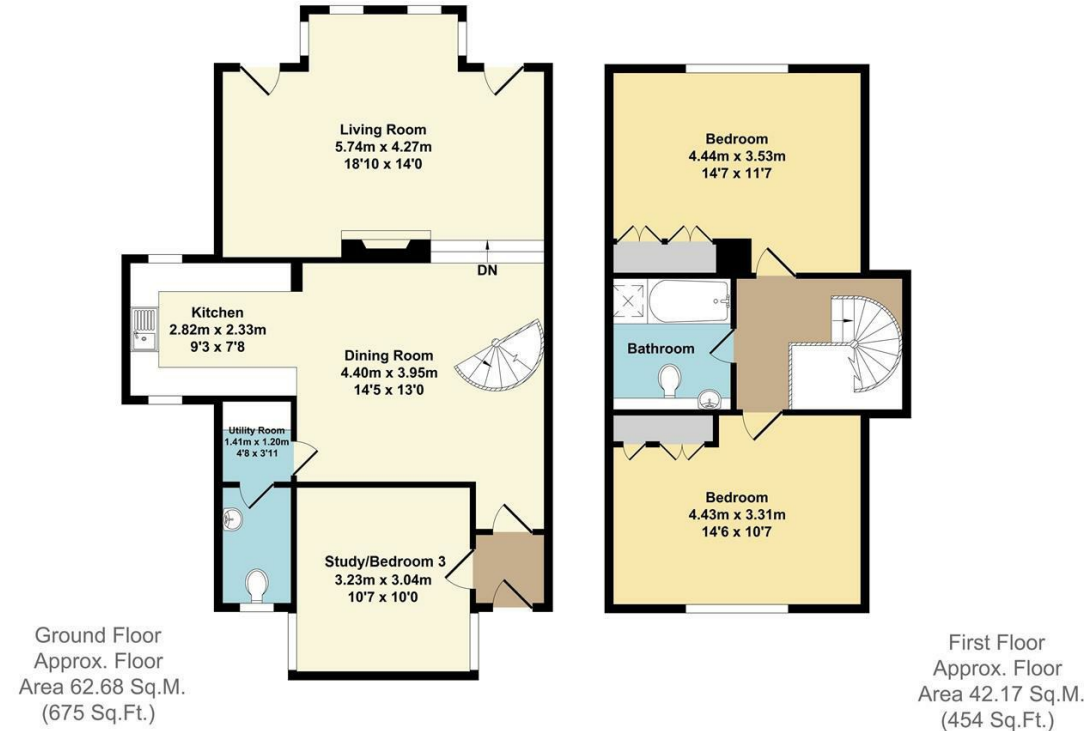




## Inchmery House

Total Approx. Floor Area 105.05 Sq.M. (1131 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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Grafton House High Street, Chipping Campden, Gloucestershire, GL55 6AT  
01386 770044 | [campden@peterclarke.co.uk](mailto:campden@peterclarke.co.uk) | [www.peterclarke.co.uk](http://www.peterclarke.co.uk)

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