



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.



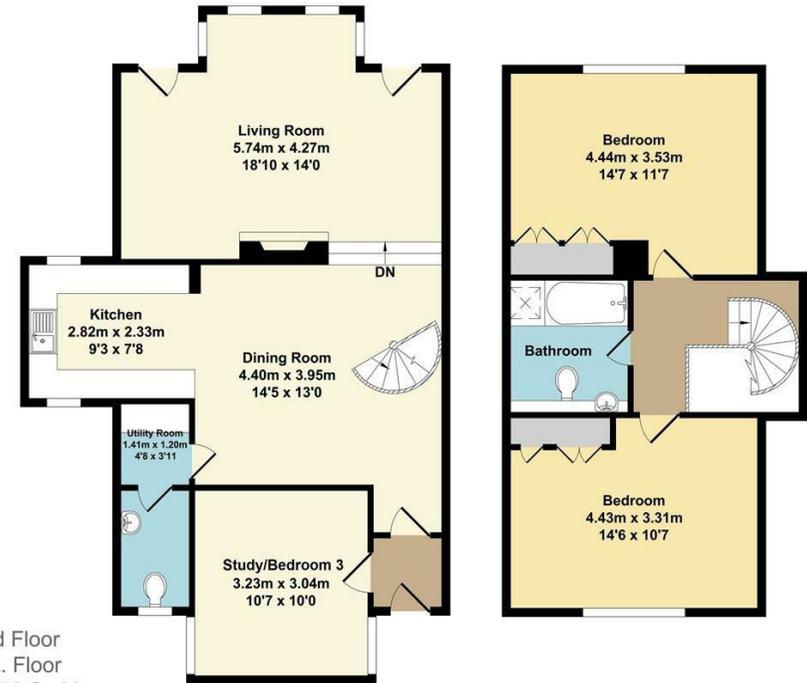




Inchmery House

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.



Ground Floor
Approx. Floor Area 62.68 Sq.M.
(675 Sq.Ft.)

First Floor
Approx. Floor Area 42.17 Sq.M.
(454 Sq.Ft.)

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.

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serving South Warwickshire & North Cotswolds

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