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Tayler & Fletcher



Crispin Cottage, 6 Cidermill Orchard, Weston-Subedge, GL55 6QZ

Guide Price £410,000

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CRISPIN
COTTAGE







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Crispin Cottage, 6 Cidermill Orchard

Nr Weston-Subedge, GL55 6QZ

A delightful three bedroomed Cotswold stone cottage with garage and off-street parking set in the attractive village of Weston Sub Edge. NO ONWARD CHAIN.

Description

Crispin Cottage is an end terrace two storey house constructed in c. 1994 and built of natural Cotswold stone under a tiled roof. It forms one of nine houses on the small and attractive Cidermill Orchard Close. The front door to the house is approached via an archway between the neighbouring properties. It has comfortable accommodation with a hall, off which is a cloakroom, utility room, kitchen and good sized sitting/dining room. On the first floor there is a master bedroom with en-suite shower room, two further bedrooms and bathroom. The house is double glazed throughout.

The garden is situated to the front and enjoys a south easterly aspect. It is enclosed by a natural stone wall and gives access to the detached single garage and additional parking space which is set in front of the garage.

Crispin Cottage has been improved over recent years and maintained to a very high and exacting standard.

Location

Crispin Cottage is situated in the quiet close of Cidermill Orchard in the attractive Cotswold village of Weston Sub Edge, near Chipping Campden. Weston Sub Edge has a collection of mainly period properties and is in an unspoilt rural area surrounded by countryside, ideal for walking.

Weston Sub Edge has a public house called the Seagrave Arms, a vibrant village hall with many activities and a bar and restaurant. The village also has the St John the Baptist and St Lawrence Church.

The village is conveniently placed for centres such as Chipping Campden (3 miles), Broadway (4 miles), Evesham (7 miles) and Startford Upon Avon (12 miles) all of which share excellent facilities such as schools, shops, restaurants and theatres.. There are mainline stations at Honeybourne (3 miles) and Evesham (7 miles) and Stratford Upon Avon with regular services to London Paddington as well as to Worcester and onwards.

Accommodation

Hall

Beamed ceiling. Solid wood floor.

Utility Room

Stainless steel sink unit with single drainer and mixer taps set within a wide surround with cupboards beneath and space and plumbing for washing machine and separate space for a below work-surface freezer or tumble dryer. Eye level cupboards. Wall mounted Worcester gas fired central heating boiler. Painted beamed ceiling.

Cloakroom

Low level w.c. Wash hand basin with tiled splash back. Beamed ceiling. Solid wood floor.

Kitchen

Comprises a sink unit with a single drainer and mixer tap set within a wide surround with a range of drawers and cupboards beneath and integrated refrigerator. Neff 4 ring gas hob with a Neff Double oven and grill below. Range of matching eye level cupboards with display shelving and extractor hood. Further storage drawers at plinth level. Corner cupboard with matching cupboard above. Kitchen island with oak worktop and drawers and cupboards below. Painted beamed ceiling.

From the hall glazed panelled door to the

Living Room / Dining Room

Incorporating a deep under stairs storage cupboard. Corner fireplace with a Cotswold stone surround, raised quarry tiled hearth and oak mantelpiece and fitted with a coal effect gas fire. Painted beamed ceiling. Telephone and television point. Three wall light points. French windows lead to the garden.

From the hall, stairs with oak hand rail lead to the first floor landing. Access to the roof space. Door to a deep cupboard above the stairs.

Master Bedroom Suite

Bedroom 1

Built in double wardrobes with hanging rail and shelving above. Double glazed casement window with deep window sill. Door to:

Ensuite Shower Room

Shower cubicle fitted with a Alterna shower with tiled surround and glazed door. White suite comprising low level w.c, wash hand basin set in a quartz surround. Shaver point. Tiled walls. Heated towel rail.

Bathroom
White suite comprising panelled bath with chrome taps and shower attachment. Pedestal wash hand basin. Low level w.c. Shaver point. Part tiled walls. Two storage cupboards.

Bedroom 2
Incorporating a built-in wardrobe cupboard with hanging rail and shelving. Television point.

Bedroom 3
Incorporating a built-in wardrobe cupboard together with further large storage cupboard.

Outside
Crispin Cottage forms one of nine properties comprising Cidermill Orchard, a small and attractive development of Cotswold stone properties. Number 6 is approached via a shared tarmacadam road leading to a paved parking area set in front of the garage.

Detached single Garage
With up and over door, power and light. Rear pedestrian door giving access to the garden. Storage above the rafters. The garage is constructed of natural Cotswold stone and rendered elevations with stone quoins together with a pitched tiled roof.

Garden
Adjacent to the front door is a paved area surrounded by shrubs and brick walling and evergreen hedging.

The main garden is an easily maintained cottage garden full of flowers, shrubs and climbing roses. It may be approached either from the french windows from the sitting room or alternatively from the pedestrian gate set adjacent to the garage. The rear garden measures 25'6" depth maximum by 18'9" width. There is a small patio set immediately abutting the house and which is partly covered. It is surrounded by natural Cotswold stone walling and the garage. The garden has a pleasant south easterly aspect.

Services
Mains Gas, Electricity, Water and Drainage are connected to the property. Gas fired central heating. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority
Cotswold District Council, Trinity Road, Cirencester, Gloucestershire GL7 1PX (Tel: 01285 623000) www.cotswold.gov.uk.

Council Tax
Council Tax Band E. Rates payable for 2026/2027 £2,861.83.

Tenure
Freehold.

Directions
Cidermill Orchard is located in the heart of Weston Sub Edge and is approached from either the B4035 or B4632. At the junction of these two roads turn into Church Street and the entrance to Cidermill Orchard will be seen on the right hand side. Crispin Cottage will be seen at the bottom on the right hand side.

The front door of Crispin Cottage is approached via an archway set between Russet Cottage and Bramley Cottage (numbers 5 & 4).

What3Words
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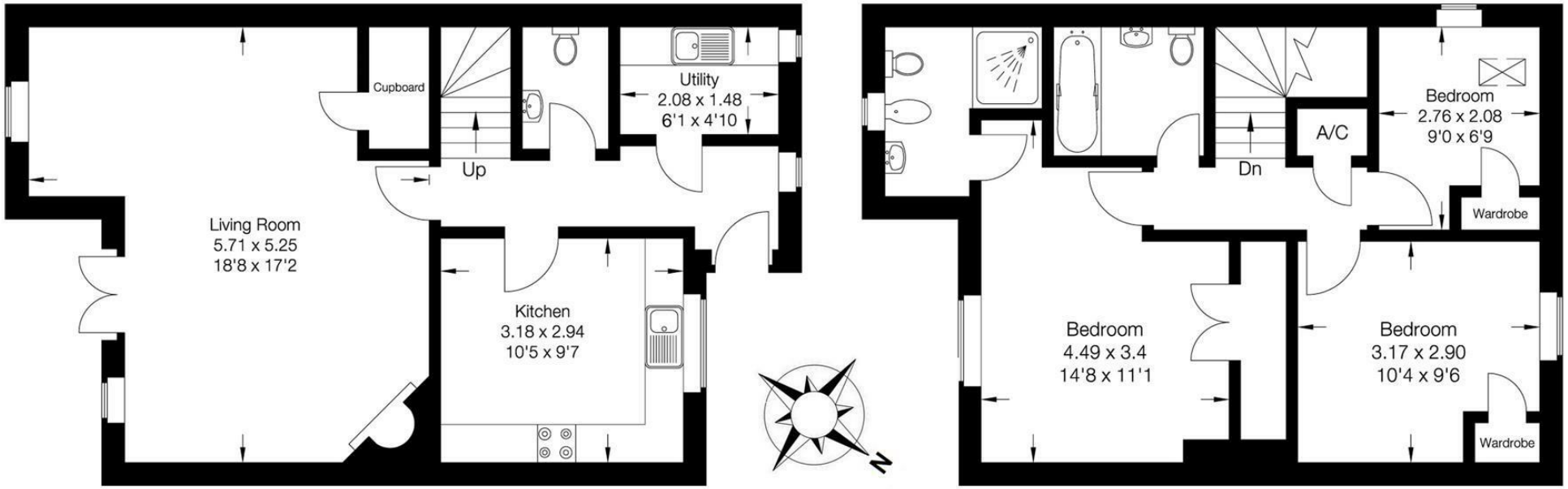






Floorplan

Approximate Gross Internal Area = 93 sq m / 1001 sq ft
Total = 93 sq m / 1001 sq ft



Ground Floor

First Floor

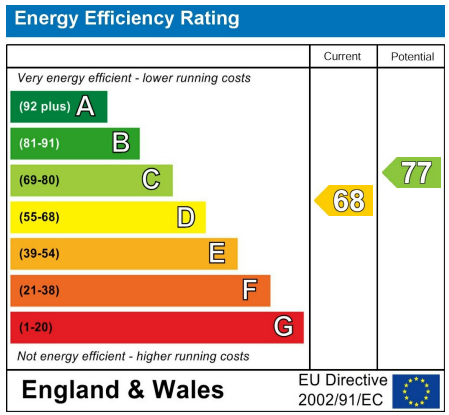
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.





Location Map





Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.