

Peter Clarke



Half Acre Weston-Subedge, Chipping Campden, Gloucestershire, GL55 6QG

- Detached bungalow
- Three double bedrooms
- Master bedroom with walk in wardrobe and ensuite
- Kitchen/breakfast room with integrated appliances
- Stunning living room with vaulted ceiling and bifold doors
- Large garden
- Driveway parking
- Outstanding countryside views



Beautifully renovated three bedroom home with outstanding views. The property now has three bedrooms including master bedroom with ensuite and walk in wardrobe, another shower room, kitchen/breakfast room and an outstanding living room with vaulted ceiling and bi-fold doors out to the garden and countryside beyond.

#### ACCOMMODATION

The front door opens into the the hall with useful storage cupboard and coat space. There are two double bedrooms to the front of the house, and the shower room which was upgraded by the current owners. The master bedroom has a walk in wardrobe as well as a luxury ensuite with free standing bath, w/c, hand basin, shower and heated towel rail.

The kitchen/breakfast room as a door out to the garden, as well as integrated appliances including full height fridge, under counter freezer, washing machine, dishwasher, gas hob and twin oven. The living room has a vaulted ceiling and a glass gable end with bi-fold doors out providing stunning views. In addition there is a wood burning stove and another set of sliding doors onto the patio.

Outside the rear garden extends to over 350ft. and mainly laid to lawn with mature planting. There is driveway parking to the front of the property for a number of cars and a useful side passageway with security lighting.

#### 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 the Local Authority and is understood to lie in Band F.

#### CURRENT ENERGY PERFORMANCE CERTIFICATE

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

#### VIEWING

By Prior Appointment with the Selling Agents

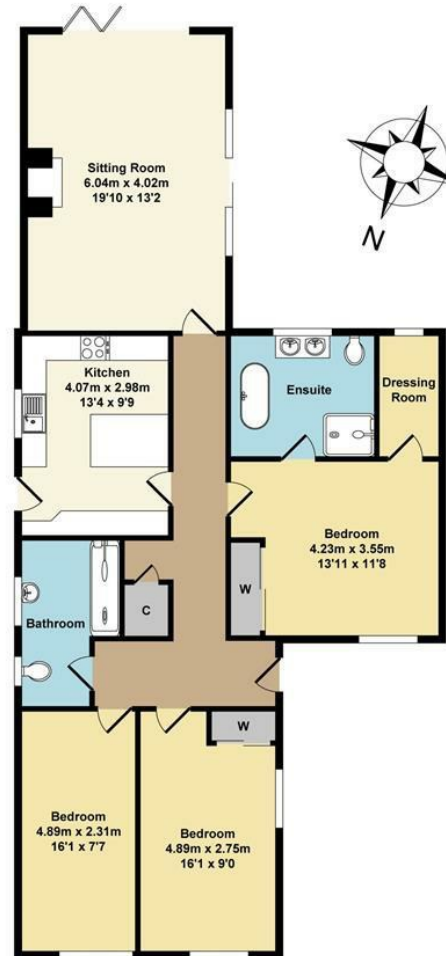
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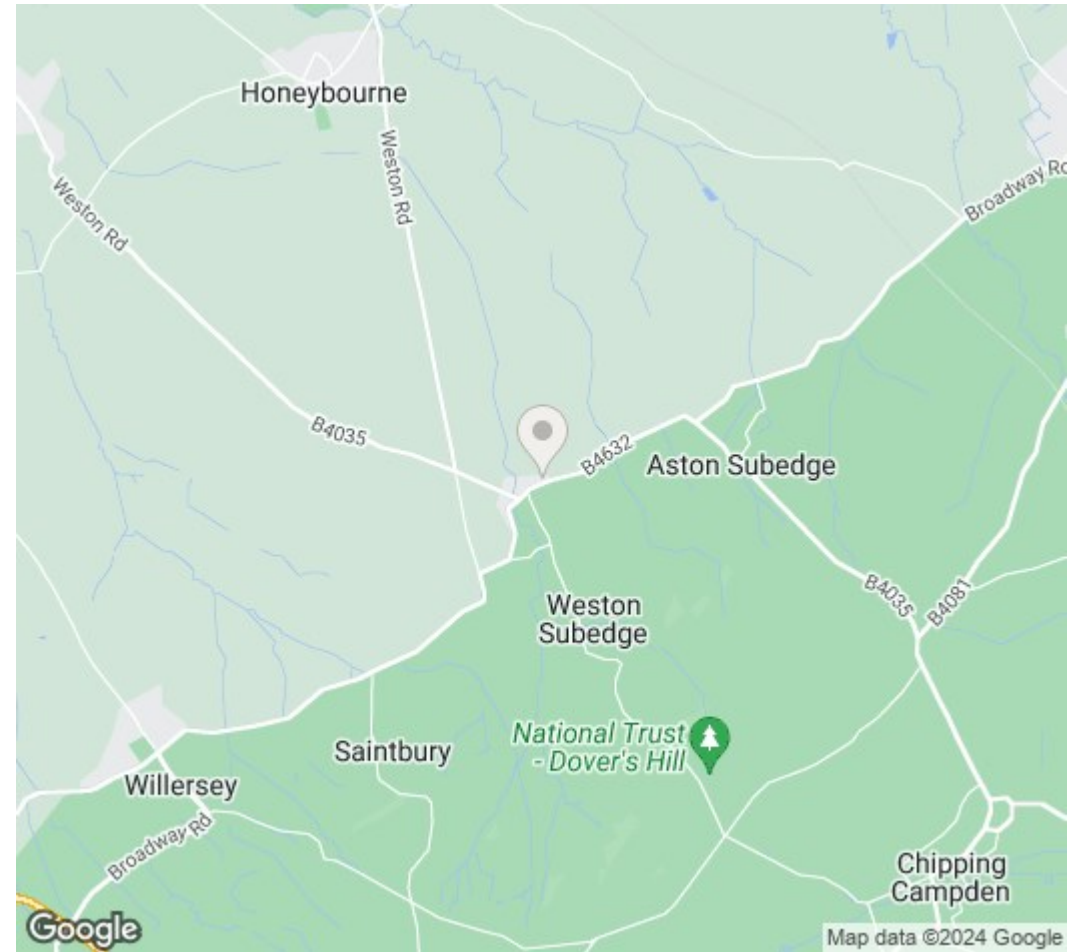




Western Sub Edge, GL55 6QG  
Total Approx. Floor Area 109.70 Sq.M. (1181 Sq.Ft.)

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.





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