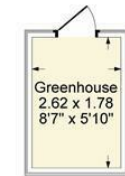


Peter Clarke



Brook House Church Street, Weston-Subedge, GL55 6QT



Outbuilding

First Floor

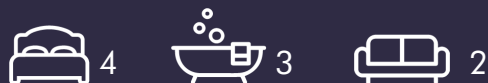
Garage

Ground Floor

Approximate Gross Internal Area
 Ground Floor = 79.25 sq m / 853 sq ft
 First Floor = 98.83 sq m / 1064 sq ft
 Garage = 26.97 sq m / 290 sq ft
 Outbuilding = 4.66 sq m / 50 sq ft
 Total Area = 209.71 sq m / 2257 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Four double bedroom detached home
- Sitting room with wood burner
- Dining room
- Kitchen/breakfast room
- Ground floor shower room
- First floor study
- Beautiful private rear garden
- Double garage
- Driveway parking
- No onward chain



Offers In The Region Of
£825,000

Four bedroom family home in a delightful setting with beautiful secluded garden. Sitting room, dining room, kitchen breakfast room and shower room all on the ground floor. On the first floor there are four bedrooms, study, family bathroom and en-suite. Double garage and driveway parking. No onward chain.

WESTON SUBEDGE

Weston Subedge is situated in the North Cotswolds about 2 miles from Chipping Campden and in the catchment for the 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. Honeybourne Station is approximately 2.5 miles away providing rail access to London.

ACCOMMODATION

HALLWAY

The front door opens into a spacious hallway with a feature stone wall, together with oak flooring and under floor heating.

SITTING ROOM

From the hallway you walk into a delightful sitting room with fitted storage and a feature stone fireplace with integrated wood burning stove. Double french doors lead into the dining room affording dual aspect light from both rooms

DINING ROOM

The double French doors from the sitting room lead to the dining room which have French doors opening into the garden and offering beautiful views.

KITCHEN/BREAKFAST ROOM

The kitchen has been updated by the current owners with a bespoke kitchen with granite worktops

throughout and breakfast bar. Included appliances are a range cooker, integrated dishwasher, freezer, washing machine and tumble drier and an American style fridge freezer. There is a useful pantry cupboard under the stairs and a door leading to the garden.

SHOWER ROOM

Shower room with WC, shower, hand basin, heated towel rail plus under floor heating

MAIN BEDROOM

Leading off the landing, the double bedroom has fitted wardrobes and has lovely countryside views to the front

EN-SUITE

Fitted 3 piece en-suite with shower, WC and hand basin

BEDROOM 2

A double bedroom with fitted wardrobe and views over the garden

BEDROOM 3

A double bedroom with fitted wardrobes and views over the garden

BEDROOM 4

A double bedroom with views over the garden

STUDY

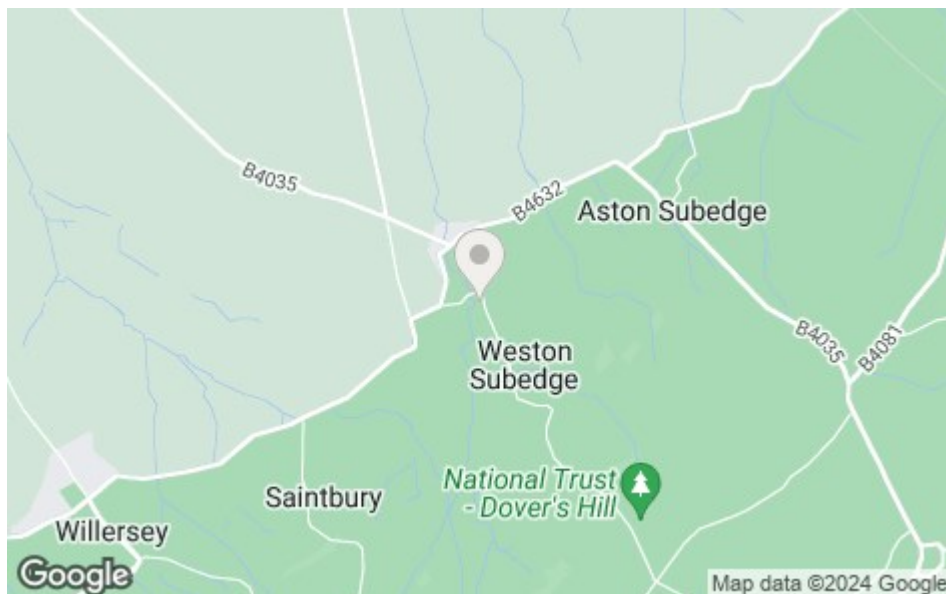
This room is situated over the garage with a velux window offering plenty of light.

FAMILY BATHROOM

Fully tiled with corner bath, separate shower, WC, hand basin and heated towel rail.







OUTSIDE

The front of the property has double wooden gates to the entrance leading to the driveway which offers parking for multiple cars together with a pretty, mature front garden. Side access leads to the rear garden which has a lovely patio area perfect for outside dining. There is additional storage for logs and bins, together with an outside tap and electrical sockets. The rear garden is incredibly private and runs down to the brook which gives the house its name. By the brook is another secluded patio area, greenhouse, mature shrubs and trees.

DOUBLE GARAGE

The double garage has French doors opening on to the garden and an electric remote controlled roller door to the front together with power and light

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 G.

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.



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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