

Peter Clarke



Meerings Weston-Subedge, Chipping Campden, GL55 6QQ



- Three bedroom detached home
- Sitting room
- Dining room
- Breakfast kitchen
- Two studies
- Utility room
- Cloakroom
- Two en-suites and family bathroom
- Stunning views
- Double garage



Offers Over £600,000

Three bedroom detached home located in a delightful setting overlooking fields and views up to Dover's Hill. It has been extended over the years to provide family accommodation which comprises of a sitting room, kitchen breakfast room, dining room and two studies/offices as well as a utility and cloakroom on the ground floor. On the first floor there are 3 bedrooms, two en-suites, a family bathroom and a store room. Outside there is driveway parking and a double garage.

#### 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 doors off to the principle rooms and stairs to the first floor. The sitting room is dual aspect with a bay window and views looking over the garden. The dining room has views overlooking the garden and fields beyond. There are an additional two studies, utility room, cloakroom and kitchen breakfast room, again with lovely countryside views. On the first floor the main double bedroom is dual aspect with en-suite and fitted wardrobes, there are two further bedrooms one of which also has an en-suite and a useful store plus in addition there is the family bathroom. Outside there is driveway which provides parking for number of cars and the gardens wrap around the house. The double garage has power and light and storage above.

#### 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. There are solar panels that feed back into the grid and reduce the electricity bills. 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 D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** C. A full copy of the EPC is available at the office if required.

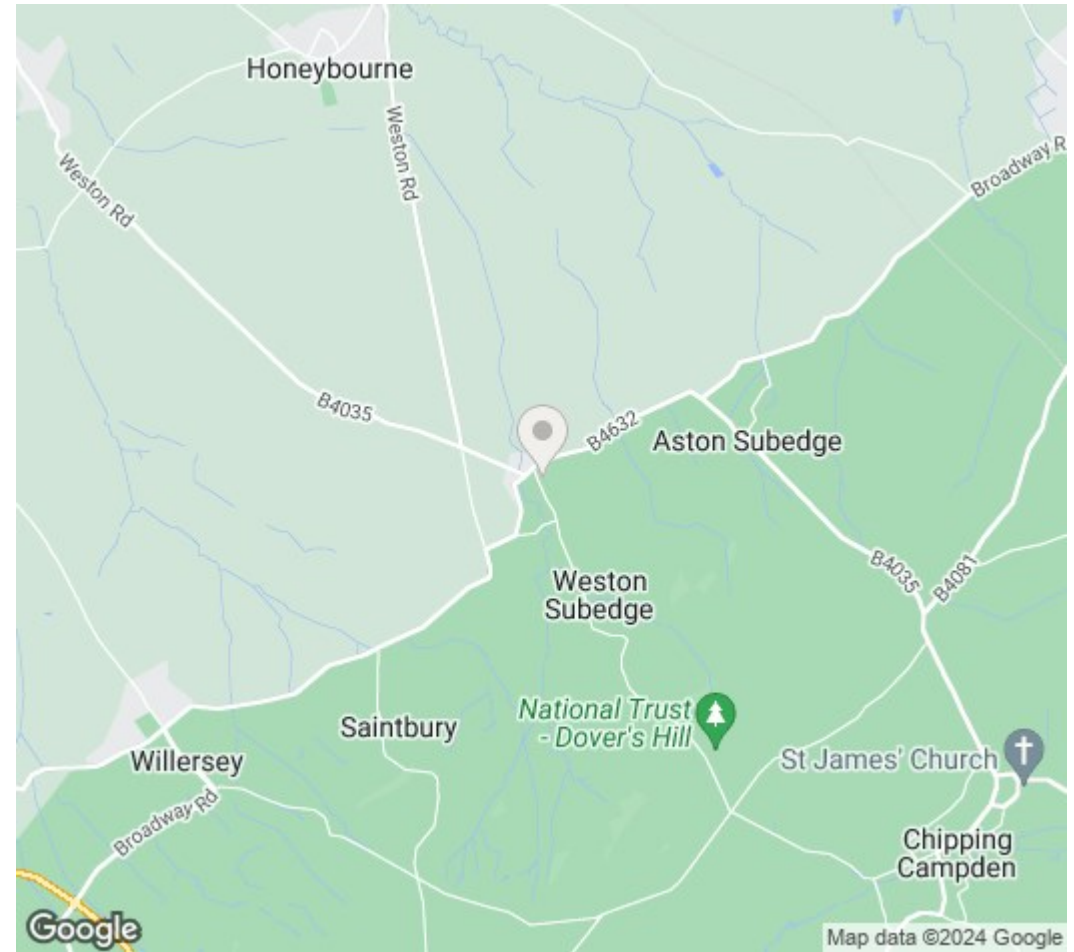
**VIEWING:** By Prior Appointment with the selling agent.



### Meerings, Weston Subedge







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