



Peter Clarke
IN ASSOCIATION WITH Winkworth

21 Dovers View, Weston-Sub-Edge, Chipping Campden, Gloucestershire, GL55 6QS

- Extended and upgraded three bedroom property
- Living room with woodburner
- Delightful kitchen and dining area
- Utility room
- Three generous sized bedrooms
- Family bathroom and ensuite
- Generous garden with workshop & views to Dovers Hill



£410,000

Three bedroom extended home with large garden and views to Dovers Hill. Upgraded and extended by the current owners to provide a lovely kitchen/dining room, sitting room and utility all on the ground floor. On the first floor there are three bedrooms including a main bedroom with en-suite.

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 schools. 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 useful front porch with the hallway beyond having a cloakroom and stairs to the first floor. Dual aspect sitting room with wood burning stove. Modern kitchen/dining room with views over the garden and a utility room to one side. On the first floor there are three bedrooms including the main bedroom with fabulous views and an en-suite. There is also a family bathroom on the first floor. Outside there is driveway parking, and side access leading to the landscaped rear garden which, sitting on a corner plot is larger than most and benefits from a workshop/shed with electric connection.

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 B.

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

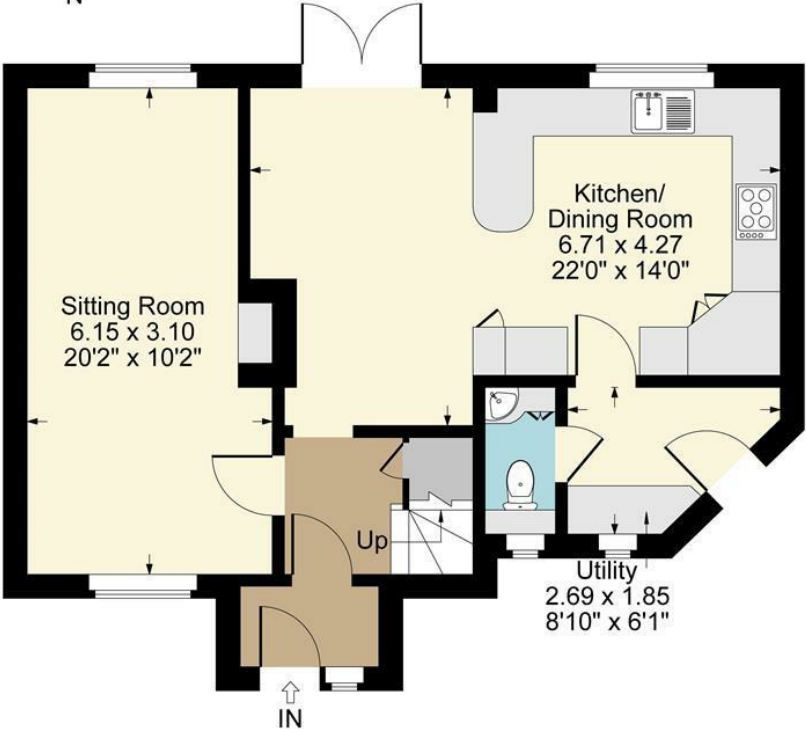
VIEWING: By Prior Appointment with the selling agent.

Section 157

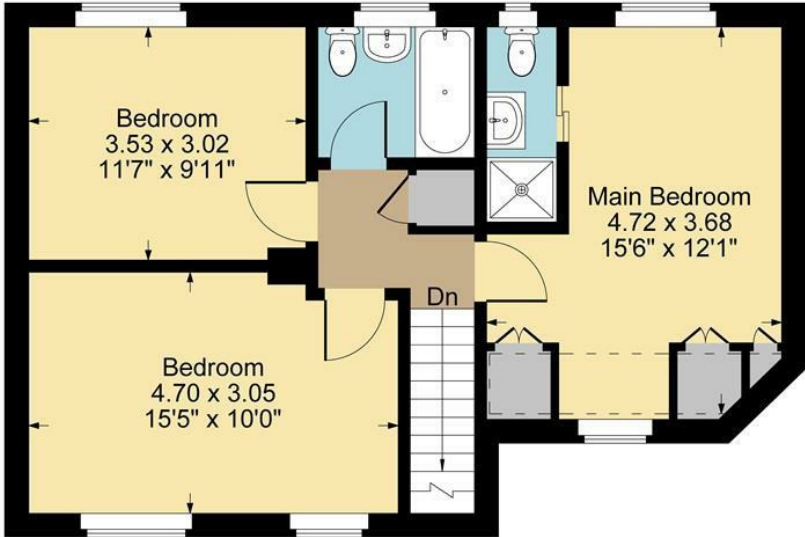
Section 157 Housing Act 1985 - this property was formerly part of the local authority housing stock and as such contains a restrictive covenant which requires consent to purchase from the local authority. It is understood that any purchaser (or tenant) who has lived and worked within Gloucestershire or the Cotswold Area of Outstanding Natural Beauty for at least the last three years immediately prior to the purchase or rental, would qualify for automatic consent. Other applications may be considered on merit following a minimum of 8 weeks marketing on the Council's website.



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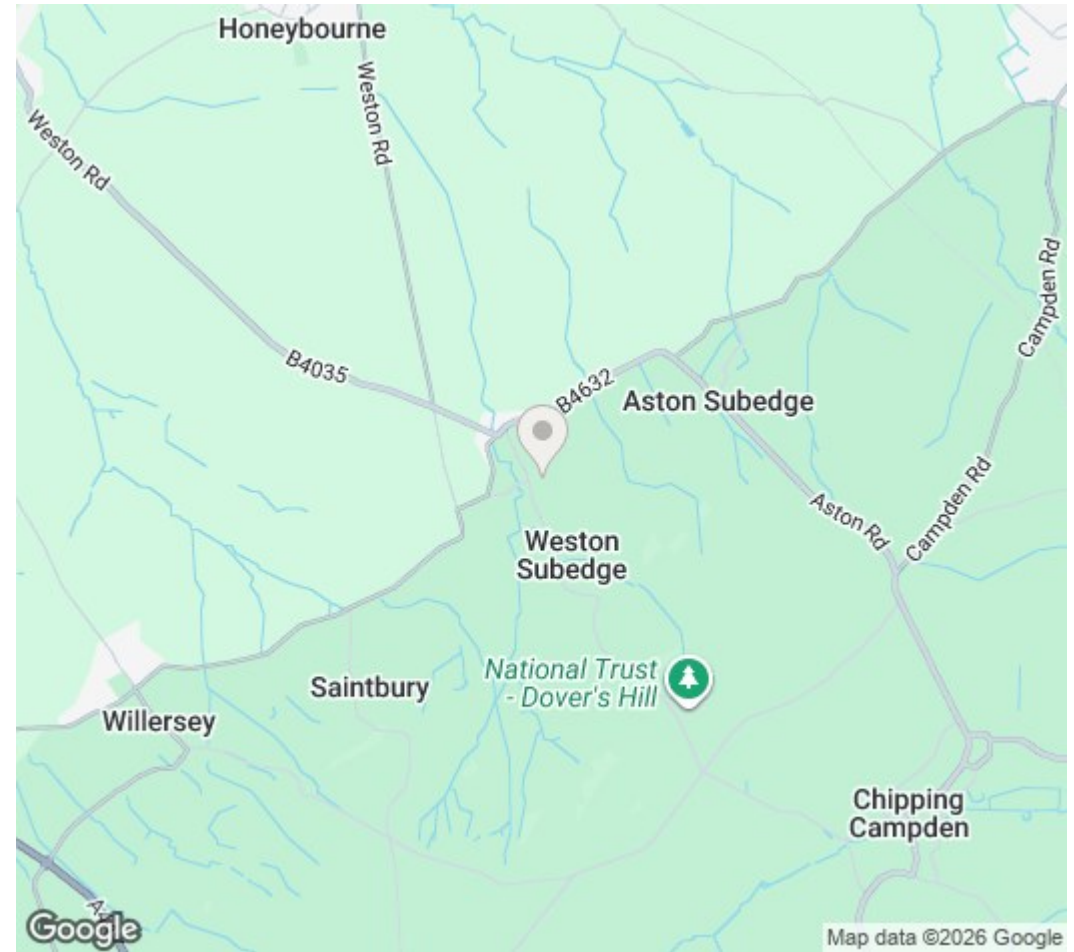
Ground Floor



First Floor

 Denotes restricted head height

Approximate Gross Internal Area
 Ground Floor = 57.53 sq m / 619 sq ft
 First Floor = 53.62 sq m / 577 sq ft
 Total Area = 111.15 sq m / 1196 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



DISCLAIMER: HMR Homes Limited t/a Peter Clarke in association with Winkworth 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 HMR Homes Limited t/a Peter Clarke in association with Winkworth 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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