

established 200 years

# Taylor & Fletcher



Crispin Cottage, Weston-Subedge, GL55 6QZ  
Guide Price £425,000





## Crispin Cottage 6 Cidermill Orchard 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.*

### Description

Crispin Cottage is an end terrace two storey house constructed of natural Cotswold stone under a tiled roof. It forms one of nine houses on the small and attractive Cidermill Orchard Close. The front of the house is approached via a passageway 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 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.

### Location

Crispin Cottage can be found in the quiet close of Cidermill Orchard in the attractive Cotswold village of Weston Sub Edge. Weston Sub Edge has a collection of mainly period and slightly more modern properties situated in a rural area surrounded by countryside. Weston Sub Edge has a local public house called the Seagrave Arms, a village hall and St John the Baptist and St Lawrence Church. It is conveniently placed for centres such as Chipping Campden (3 miles), Broadway (4 miles) and Evesham (7 miles). Honeybourne (3 miles) has a mainline station with daily services to London Paddington.

### Accommodation

#### Hall

Beamed ceiling.

#### 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 cupboard. 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.

#### 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. 4 ring gas hob with a Neff Double oven and grill below. Range of matching eye level cupboards with display shelving and extractor hood. Corner cupboard with matching cupboard above. Further storage cupboards at plinth level. Painted beamed ceiling.

#### From the hall glazed panelled door to the

#### Living Room / Dining Room

Incorporates the door to 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. A pair of double glazed doors leading 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 wardrobe cupboard 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 in a

wide surround. Shaver point. Part 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.

### 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 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 tarmac drive 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 and together with the opportunity of creating 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

There is a small gravelled area set adjacent to the front, planted with shrubs and surrounded by brick walling and evergreen hedging.

The rear garden is approached either from the pair of doors from the sitting room or alternatively from the pedestrian gate set adjacent to the garage. It measure 25'6" depth maximum by 18'9" width. There is a small paved area set immediately abutting the doors to the sitting room, partly covered, with the remainder of the garden being partly gravelled and planted with climbing roses and summer perennials and in turn 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](http://www.cotswold.gov.uk).

### Council Tax

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

### Tenure

Freehold.

### Directions

Leave Stow-on-the-Wold on the Fosse Way heading towards Moreton-in-Marsh. Turn left onto the A424 heading towards Evesham. Continue until the A424 joins the A44 turning left towards Evesham. Follow the A44 for approximately 3 miles and turn right onto Buckle Street just before Fish Hill and opposite the turning to Broadway Tower. Continue past Broadway Golf Course on the left and through Saintbury. At the T Junction with the B4632 turn right. Continue for approximately 2 miles into Weston Sub Edge and past the Seagrave Arms on the left. Turn right into Church Street and right again into Cidermill Orchard. Crispin Cottage can be found at the bottom on the right hand side.

The front of Crispin Cottage is approached via an archway set between Russet Cottage and Bramley Cottage (numbers 5 & 4) together with a pair of timber gates and a paved path which gives access to the front door.

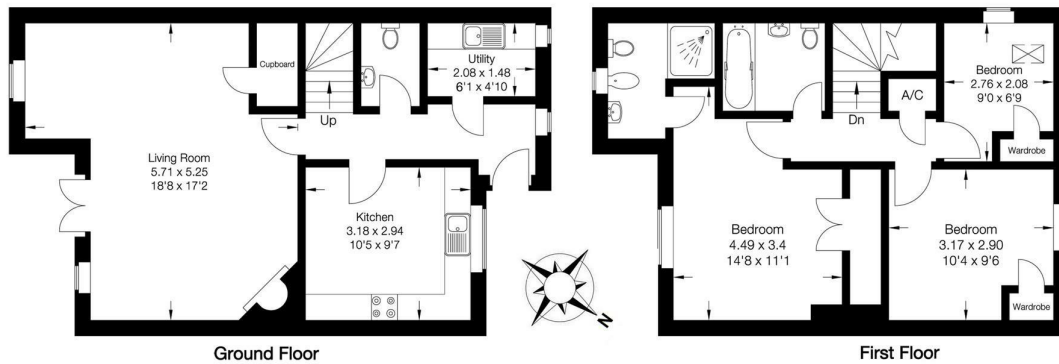
### What3Words

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## Floor Plan

Approximate Gross Internal Area = 93 sq m / 1001 sq ft  
Total = 93 sq m / 1001 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.