



4 The Row, Weston-Subedge, Chipping Campden, GL55 6QH

- Two bedroom cottage
- Sitting room with fireplace
- Kitchen/diner
- Family bathroom
- Charming views from both bedrooms
- Allocated parking and garage
- No onward chain



Offers Over £250,000

Two-bedroom mid terrace cottage with parking and garage. A charming two bedroom mid terrace cottage located in the attractive village of Western Subedge. It is available for sale with no onward chain. The accommodation comprises a kitchen/diner, a sitting room with a fireplace, two double bedrooms on the first floor, and a family bathroom. Outside, there is a communal garden to the front, with parking and a single garage to the rear. No onward chain.

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

Access to all of the properties in the row is from the rear, with a door opening into the kitchen/diner, which features a range of fitted units and space for a table and chairs.

The sitting room is located at the front of the property and overlooks the communal green, providing a lovely village outlook.

On the first floor, there are two double bedrooms, both enjoying countryside views. The principal bedroom benefits from built-in wardrobes and additional storage.

The family bathroom is fitted with a shower over the bath. Outside, there is a driveway leading to a hardstanding area, where there is allocated parking and a single garage.

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 Cotswold District Council and is understood to lie in Band C.

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.

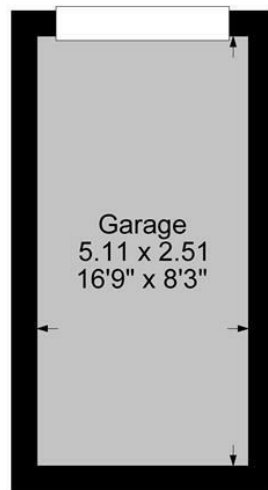
Listed: No | Broadband: Ultrafast (Checked on Ofcom July 26) | Minimum Mobile Coverage: 68% O2 (Checked on Ofcom July 26)



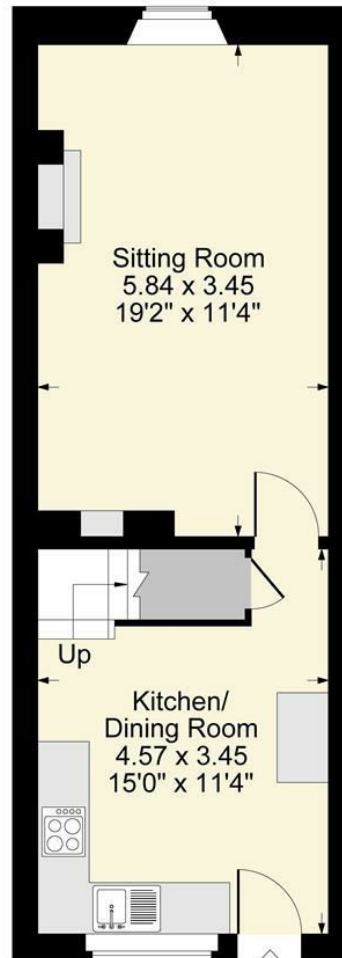
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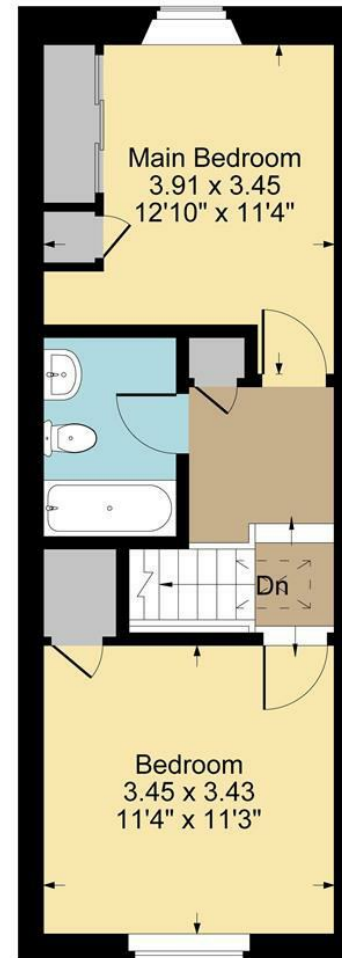
Approximate Gross Internal Area
 Ground Floor = 36.50 sq m / 393 sq ft
 First Floor = 36.50 sq m / 393 sq ft
 Garage = 12.83 sq m / 138 sq ft
 Total Area = 85.83 sq m / 924 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



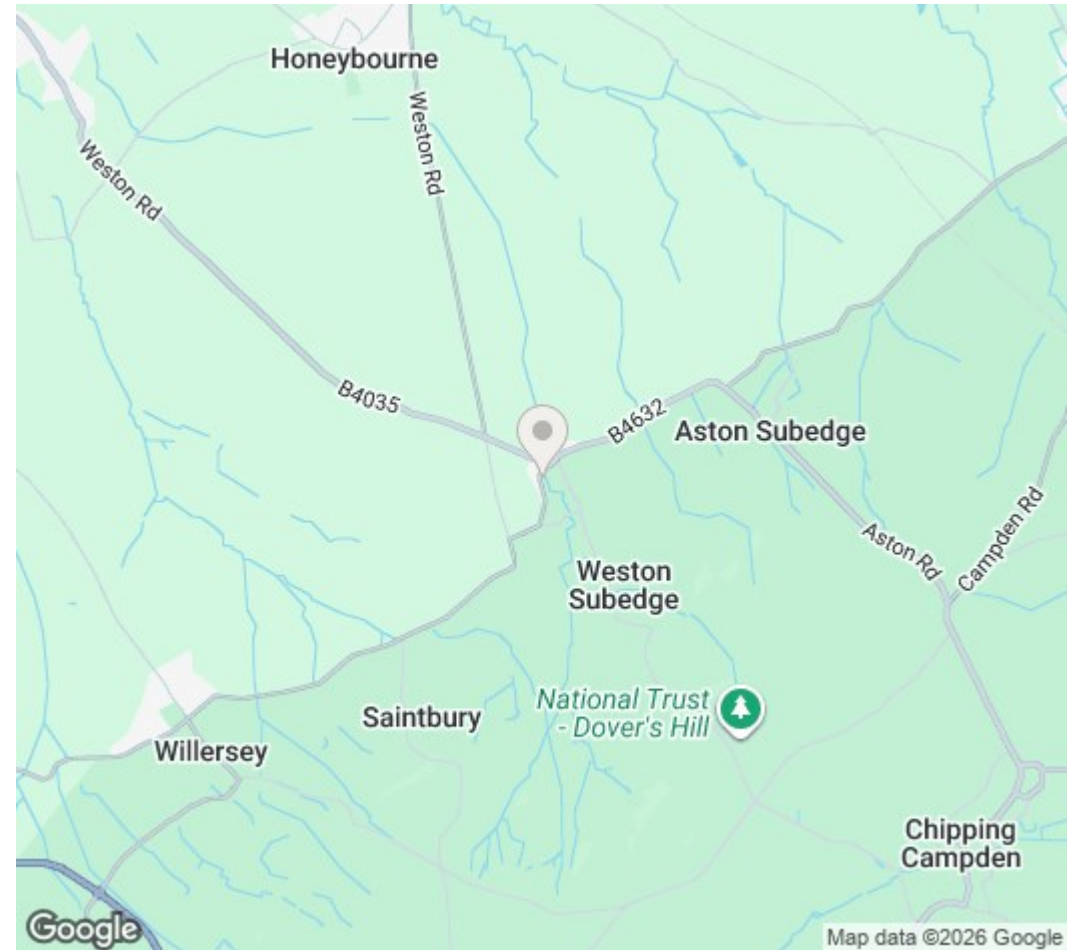
Garage



Ground Floor



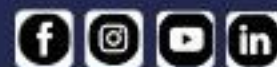
First Floor



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Peter Clarke

AN ASSOCIATE OF

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