

Peter Clarke



1 Parsons Lane, Weston Subedge, Chipping Campden, GL55 6QP

- Two/three bedroom home
- Swedish timber design
- Kitchen, utility and workshop
- Ground floor bathroom
- Two reception rooms
- Two first floor bedrooms
- Front and rear gardens
- Garage and parking
- No onward chain



£260,000

Two/three bedroom Swedish timber property, that has been a loving family home since 1964. The house is now ready for another family to make it their own. On the ground floor there are two reception rooms, bathroom, kitchen, utility and workshop. On the first floor there are two bedrooms. Outside the property has driveway parking and a detached garage with power and light. The house sits back from the lane, and the gardens are well established and ready for a keen gardener to take them on.

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 a spacious hallway with stairs to the first floor. The ground floor bathroom could now do with updating. The kitchen still houses the original solid fuel Rayburn. Sitting room to the rear and dining room/bedroom 3 to the front. There is also a utility and workshop. On the first floor there are two spacious bedrooms. Outside the property sits back from the road with driveway parking and a detached garage with power and light. The gardens are well established both front and rear and offer scope for a keen gardener.

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 electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. We are advised that there is gas to the house but it was never connected. Electric storage heating.

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 A.

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

VIEWING: By Prior Appointment with the selling agent.

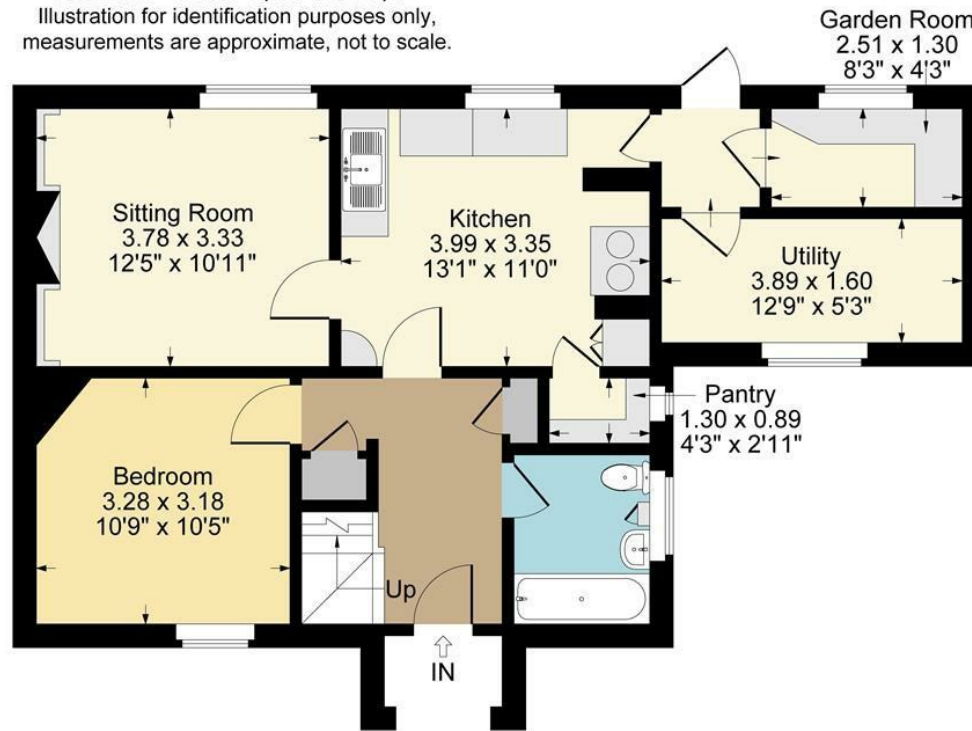
SECTION 157

Section 157 Housing Act 1985 - 1 Parsons Lane 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.

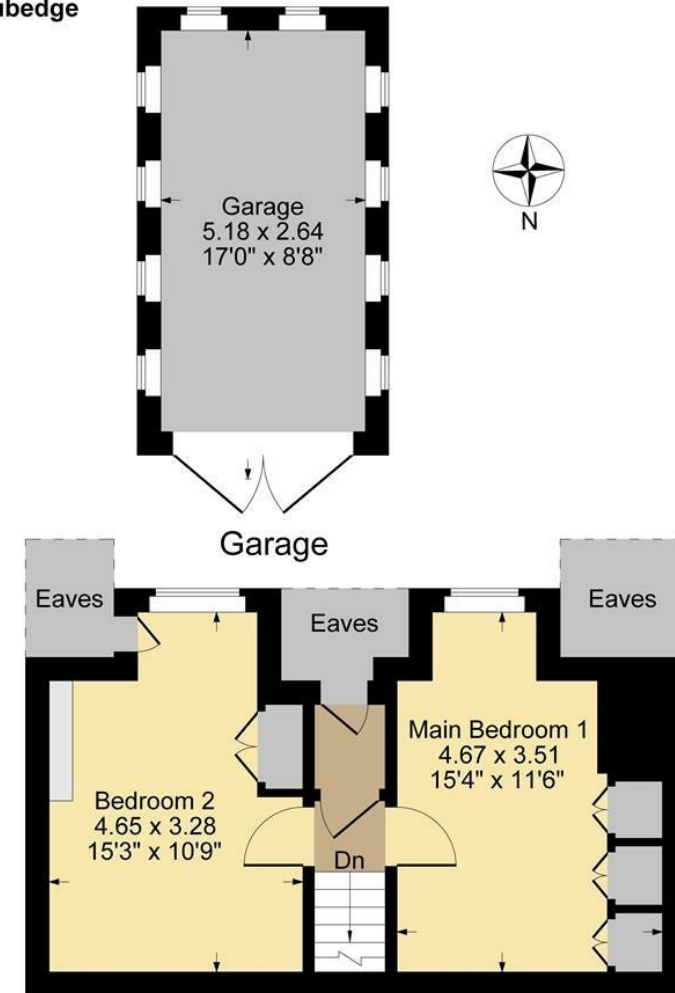


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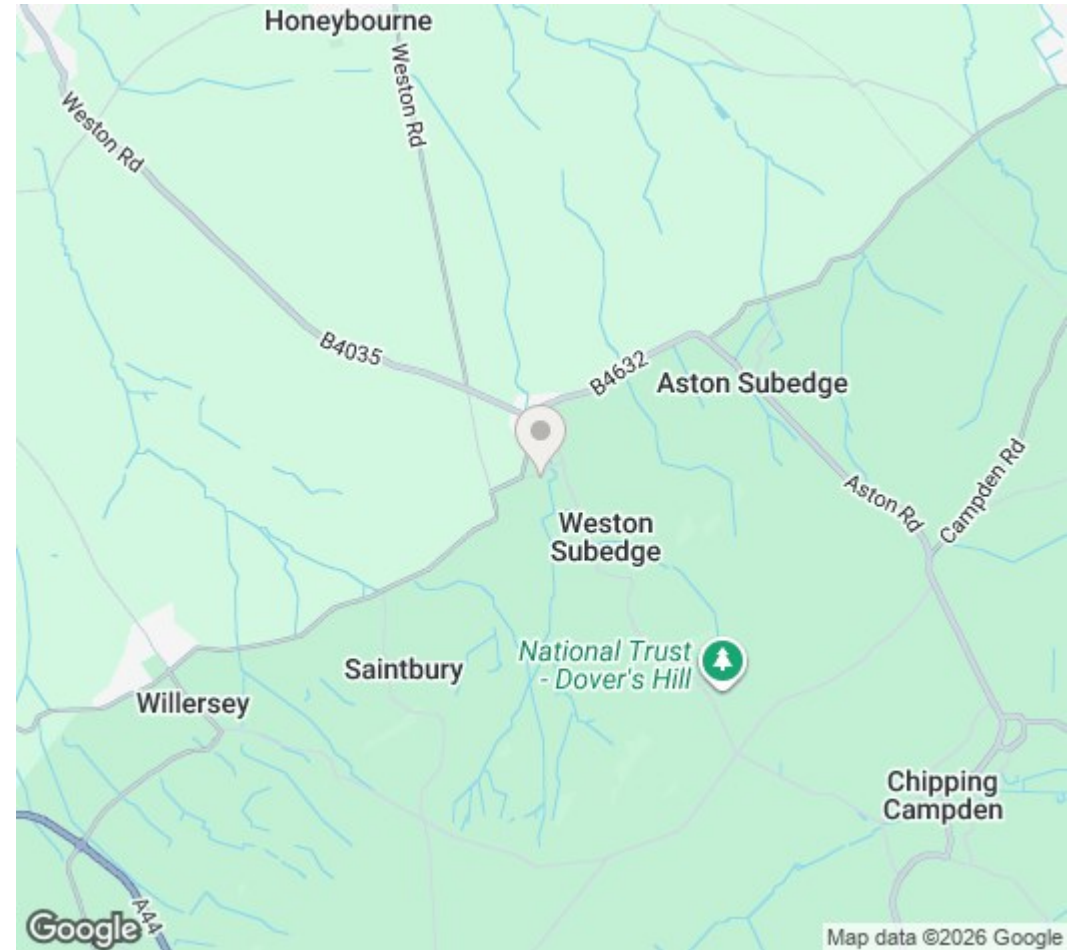
Approximate Gross Internal Area
 Ground Floor = 64.94 sq m / 699 sq ft
 First Floor = 31.81 sq m / 342 sq ft
 Garage = 13.68 sq m / 147 sq ft
 Total Area = 110.43 sq m / 1188 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor



First Floor



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.

Multi-award winning offices
serving South Warwickshire & North Cotswolds

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