

Peter Clarke



10 Dovers View, Weston-subedge, Chipping Campden, GL55 6QS

○.I.E.○ £250,000

Immaculate three bedroom home with beautiful countryside views. The property has been extended to provide through living/kitchen/dining as well as a useful utility room and cloakroom. On the first floor there are three double bedrooms and a family bathroom. Outside there is a pretty front garden, shared side access and a low maintenance rear garden with useful garden room with power. No onward chain.



WESTON SUBEDGE is situated in the North Cotswolds about 2 miles from Chipping Campden. The village has a pub, 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. Honeybourne Station is approximately 2.5 miles away providing rail access to London.

ACCOMMODATION

HALL with karndean flooring and stairs to the first floor.

SITTING ROOM with views over fields through a picture window, a charnwood wood burner and oak flooring.

KITCHEN/DINER with wall and base units, space for washing machine, gas cooker and under counter fridge. Storage area over the kitchen, ceramic sink and french doors leading to the garden.

UTILITY with a sink, work surface and under stairs cupboard. Space for washing machine and tumble dryer.

CLOAKROOM comprising w/c and wash hand basin.

BEDROOM double with views over fields, fitted wardrobes and shelving.

BEDROOM double with views over fields, painted floorboards and a built in desk.

BEDROOM double with views to rear, shelves and overhead cupboards. It is used as a study by the current owners.

BATHROOM comprising w/c, wash hand basin, heated towel rail, bath with shower over, storage and karndean flooring.

OUTSIDE low maintenance gravelled garden with a patio, side and rear access and a shed. There is a outdoor storage cupboard which is accessed via the side alleyway.

GARDEN ROOM with karndean flooring and electric.



GENERAL INFORMATION

TENURE The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

SERVICES We have been advised by the vendor that mains gas, electricity and water are connected to the property although this should be checked by your solicitor.

RIGHTS OF WAY The property is sold subject to and with the benefits 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 Cotswold District Council and is understood to lie in **Band C**

AGENTS NOTE Section 157 Housing Act 1985 - 10 Dovers View 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 of 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.

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

DIRECTIONS: From the Chipping Campden office proceed out of Campden on the B4035 Aston Road into Aston-sub-Edge, and left onto the B4632 into Weston-sub-Edge. Turn left onto Church Road and then left into Dovers View. Number 10 will be on your right hand side.

VIEWING: By Prior Appointment with the Selling Agents.

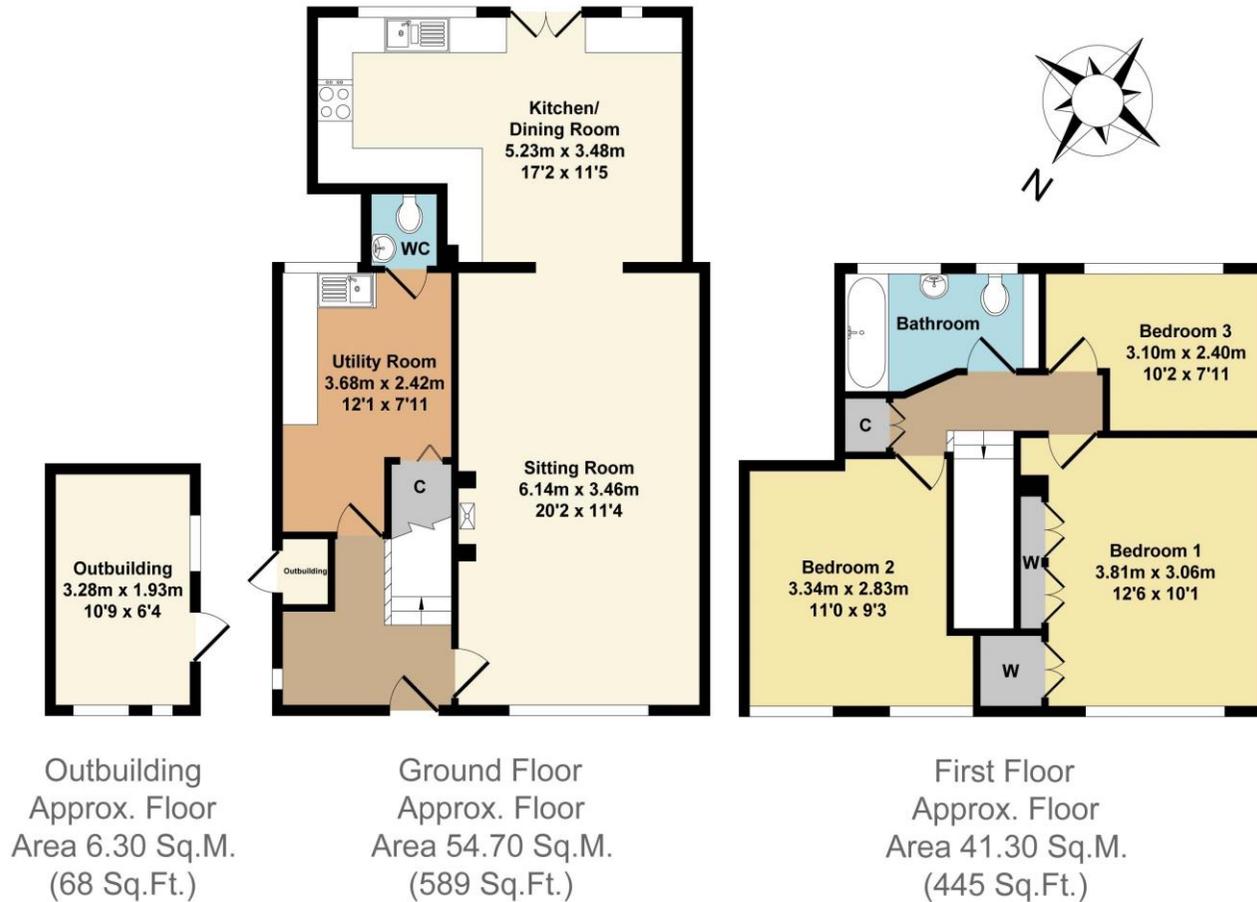
REGULATED BY RICS



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Total Approx. Floor Area 102.30 Sq.M. (1102 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) 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; (ii) 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. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings (iv) 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 (v) 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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Six offices serving South Warwickshire & North Cotswolds