

Peter Clarke



Latimers

Weston-Subedge

GL55 6QH



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A beautiful Grade II listed stone, Cotswold village residence set in formal and informal gardens and grounds of just over one and three quarter acres. Beautifully appointed and decorated, the accommodation of around 6,000sq.ft. is of outstanding quality. The adjoining outbuildings offer further flexible potential. Conveniently placed for regional travel, excellent schools and Cheltenham Racecourse, and as it is not remote in its position, has the security of surrounding property. In short a very fine village home.

- Four/five reception rooms – drawing room, library, sitting room, dining room
- Six bedrooms
- Four bath/shower rooms
- Attic room
- Studio apartment
- Garaging, stores and loft
- Gardens and grounds 1.78 acres
- Grade II Listed
- Swimming pool and tennis court

£1,500,000

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THE PROPERTY Latimers is an important listed house with interesting historical significance. The house was used as the summer residence in the Tudor period of the Bishops of Worcester. One of the local rectors (1531 to 1545) was William Latimer who was a cousin of the Bishop Latimer who was martyred in Oxford in 1555 during the Marian persecution. The property was known as the Manor House and continued to be so until the present Manor House was constructed nearby in the late 17th century. The house then became an Inn called The Conquering Hero and later was known as The Old Manor House until purchased in 1926 and it was re-named Latimers.

It has been extended and restored several times over the years and the current owners have also tastefully refurbished it showing great care to retain and enhance original features. These include carved beams, panelling, doors, flagstones floors, exposed stonework and very fine curved stone fireplaces.

SITUATION Weston-Subedge lies at the foot of the Cotswold Escarpment below Dovers Hill, just 2 miles from Chipping Campden and approximately four miles to the north of Broadway. It is a most attractive north Cotswold village and is home to the St Lawrence thirteenth century church, an excellent Public House, village hall and Bowling Green. Dovers Hill (one mile) is the setting for "The Cotswold Olimpicks" which is an annual event dating back to 1612. Stratford-upon-Avon and Cheltenham would be regarded as the main regional, cultural, shopping and educational centres.

OUTSIDE From the road, wrought iron gates lead over a small bridge onto the drive which is lined by many mature trees including Horse Chestnuts, Holly and a large Bay tree as well as Yews. The drive leads to a parking and turning area with deep border to one side filled with further trees and shrubs and clipped hedge to the other with the entrance leading through a flagged stone courtyard area which then leads to the principle entrance doors and beyond to the formal garden. From the parking area there is an access to the garage. Stone archways lead through a high wall to a further lawned courtyard garden area bordered on one side by the village hall wall covered with plants and to the other side an outbuilding with doors to the garden room, potting shed, further garden store room and wood store. Metal steps to one end of the building lead up to the loft room.

The courtyard then extends into a large lawn with clipped yew hedge beyond having topiary bears and an avenue of fruit trees to one side. Beyond this is the woodland area interspersed with many trees and spring bulbs together with a small stream running through. Adjacent to the fruit trees, a path leads to a further woodland enclosing a hard tennis court surrounded by beech hedging. The courtyard garden area at the front opens to the formal gardens which are south facing surrounded by a high stone wall and mainly laid to lawn with flower and shrub border. To the rear is a formal rose garden with a centre ornate trellis adorned with climbing roses with a clipped conifer hedge beyond. Stone terrace, an abundance of climbing plants, roses and honeysuckle adorn the rear elevation. Beyond the rose garden stands the outdoor swimming pool.

In all 1.78 Acres.

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. The property has gas central heating.

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 here in or not.



Latimers Weston Subedge

Total Approx. Floor Area 679.00 Sq.M. (7309 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 appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.





COUNCIL TAX: Council Tax is levied by the Local Authority Cotswold District Council and is understood to lie in **Band H**.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: N/A.

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. At the crossroads in the centre of the village turn right and Latimers will be found almost immediately on your right hand side.

AGENTS NOTE: Details produced by kind permission of Hayman Joyce

VIEWING: By Prior Appointment with the Joint Selling Agents.

REGULATED BY RICS



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