



GUIDE PRICE  
£395,000  
Gloucester Street  
Winchcombe GL54 5NA

## THE PROPERTY

*\*Sold by Adams\** An exceptional extended Cotswold stone cottage which is beautifully presented to combine period character with contemporary fittings within this Grade II Listed building. This wonderful authentic house features two double bedrooms, a bathroom with roll-top bath, a dressing room/study, a sitting room with flagstone flooring and inglenook fireplace, a pantry, a fantastic kitchen and dining room with bifolding doors, a contemporary wet room, a stone summer house suitable for use as a home office and a sunny garden with a level lawn. Situated within walking distance of both the amenities of Winchcombe and the surrounding Cotswold countryside.

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## SITUATION

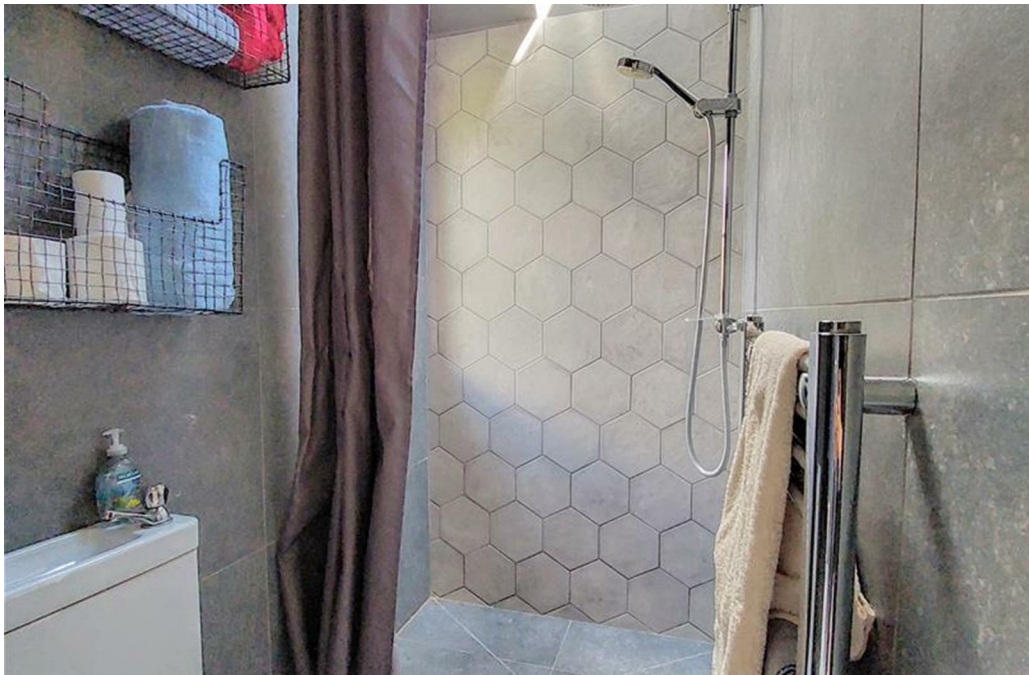
Winchcombe is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the Cotswolds Area of Outstanding Natural Beauty. The thriving local community offers an excellent range of amenities including independent shops, supermarkets, several pubs and restaurants, dental and doctors surgeries, a library, an 'Outstanding' primary school, a secondary school and numerous clubs and societies.

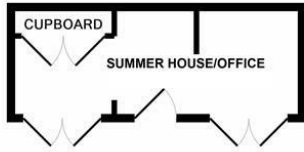
## ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas fired central heating.









**TENURE**

Freehold

**LOCAL AUTHORITY**

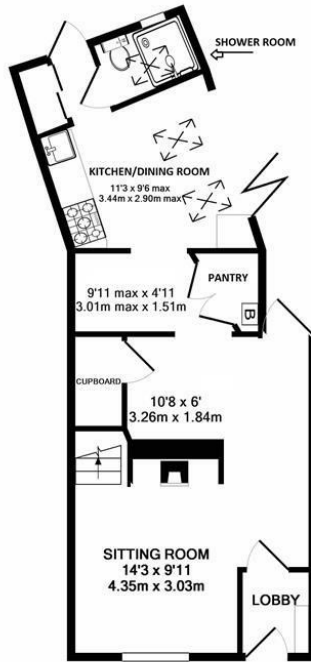
Tewkesbury Borough Council

**COUNCIL TAX BAND**

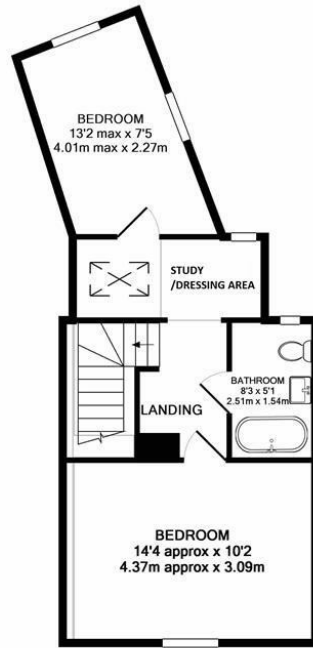
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**VIEWINGS**

By prior appointment only



GROUND FLOOR  
APPROX. FLOOR  
AREA 576 SQ.FT.  
(53.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1015 SQ.FT. (94.3 SQ.M.)

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  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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