



GUIDE PRICE  
£615,000  
Chedworth Drive  
Winchcombe GL54 5BE



## THE PROPERTY

\*Sold by Adams\* With a superbly landscaped south-facing rear garden, a beautifully laid out four bedroom detached house on a small development close to the amenities of Winchcombe. Features of this spacious and well-presented property include a 9.3m (30ft) kitchen/dining/family room opening onto the garden, a sitting room with fireplace, a ground floor office/study, a utility room and a cloakroom. On the first floor there are two bedrooms with built-in wardrobes and en suite shower rooms, two further bedrooms and a family bathroom. Externally, there is a driveway with EV charging point leading to a garage.

4



3



2



## 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, drainage, water and electricity.

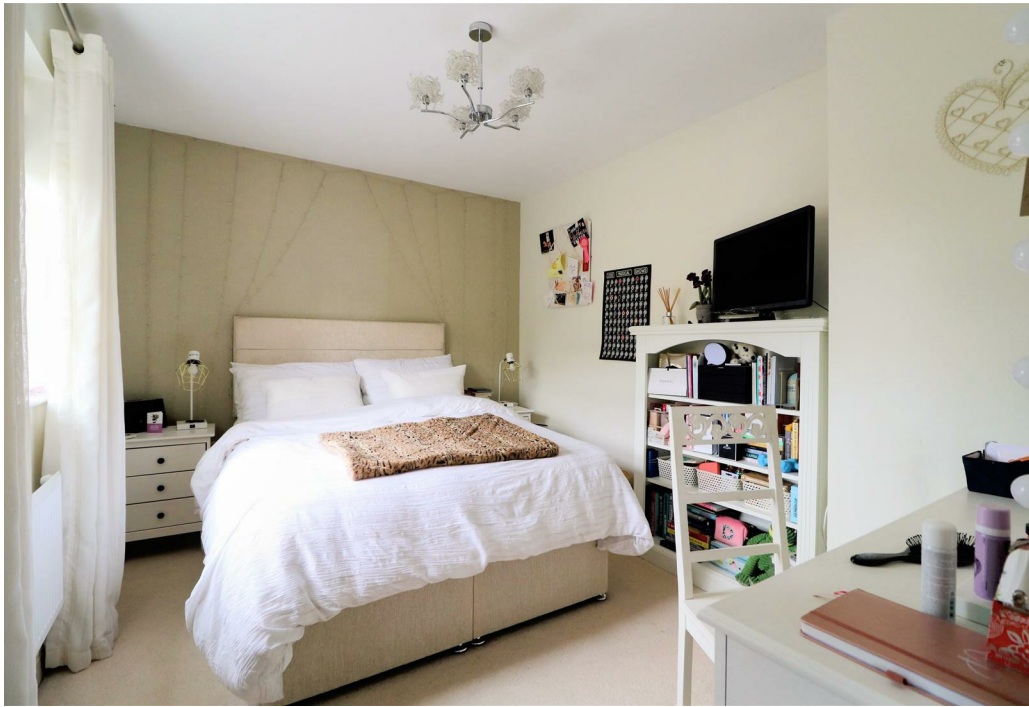






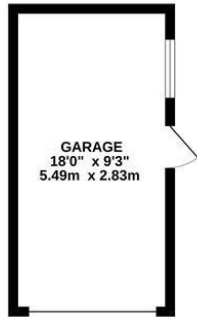




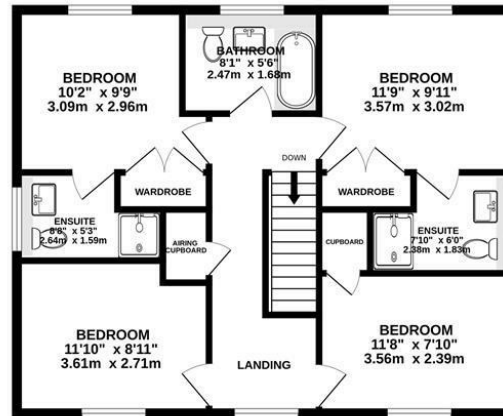
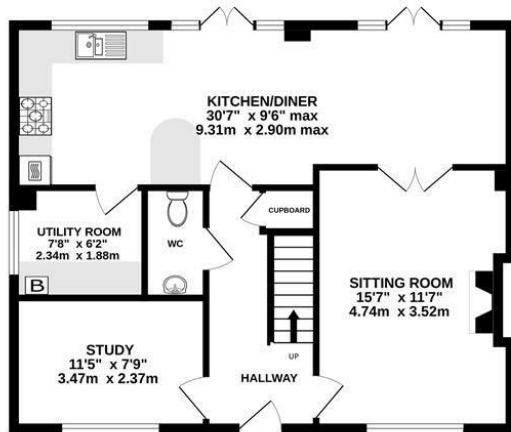




GROUND FLOOR  
864 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR  
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1572 sq.ft. (146.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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TENURE  
Freehold

LOCAL AUTHORITY  
Tewkesbury Borough Council

COUNCIL TAX BAND  
F

VIEWINGS  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B	77	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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