



GUIDE PRICE
£495,000
Wincel Road
Winchcombe GL54 5YE

THE PROPERTY

Sold by Adams Set in a superb plot of just over 1/4 an acre, a substantial, extended detached house offering great potential to improve.

Situated at the end of a no-through road and offered with no onward chain, the property features over 1700 square feet of accommodation and comprises a principal bedroom with en suite, four further bedrooms, a ground floor office, a utility/boot room, a sitting room with double doors to a family room, a cloakroom and an extended kitchen with dining area.

Externally, there are large, mature gardens to front and rear and the driveway leads to a detached 31' x 16' garage and workshop.

5



2



3



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 are connected.

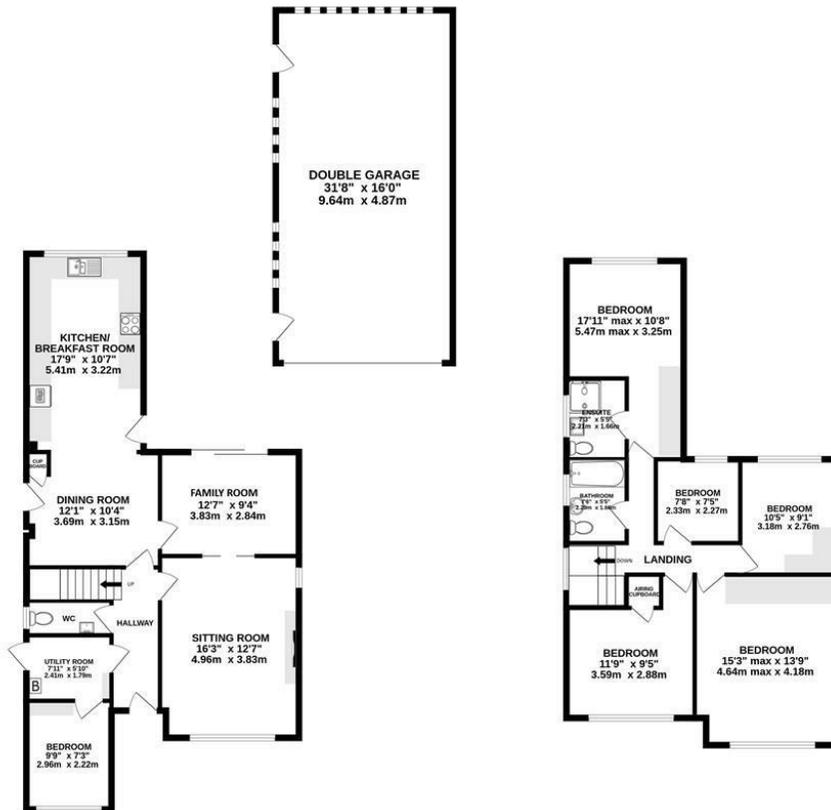






GROUND FLOOR
1362 sq.ft. (126.5 sq.m.) approx.

1ST FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 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.
Made with Metropix ©2023



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

G

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	
		61	74

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



OFFICE ADDRESS

Hereford House, 20 North
Street, Winchcombe,
Cheltenham, Gloucestershire,
GL54 5PS

OFFICE DETAILS

01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com