



GUIDE PRICE  
£399,950

Lidcombe Road  
Winchcombe GL54 5FB



## THE PROPERTY

**\*Sold (stc) by Adams\*** An immaculate 2016-built Redrow three bedroom, two bath/shower room house with a detached garage and driveway parking. Much upgraded, including handmade oak window sills and highly maintained by the current owners, this beautifully presented property is offered with the balance of the New Build Warranty and features a superb kitchen and dining room to the rear with granite worktops, a range of integrated Smeg appliances, a utility cupboard and sliding doors out to the attractively landscaped garden which includes a composite deck. There is a spacious sitting room and the cloakroom is off the welcoming entrance hall. On the first floor, the principal bedroom has a contemporary ensuite shower room and built-in wardrobes. The two rear bedrooms also have built-in storage and lovely views to the Cotswold hills. The garage has been partitioned to create a workshop and store with storage space above and a pedestrian side door.

3



2



2



## SITUATION

**\*Sold (stc) by Adams\*** 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. Gas central heating and hot water via system boiler.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

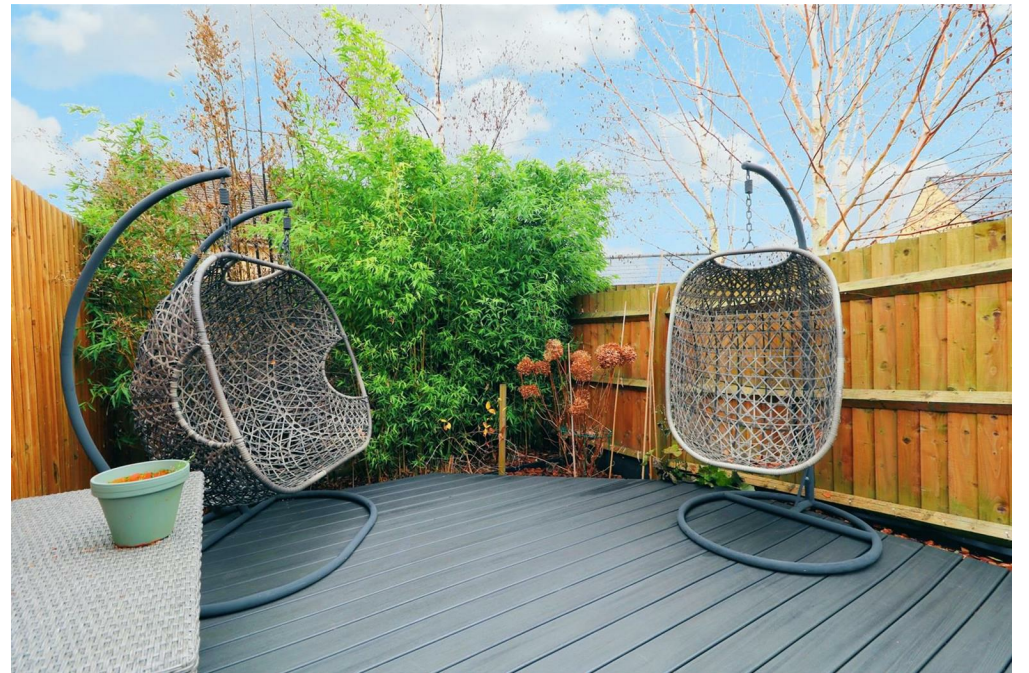
- As part of the Meadowfort Grange Development, approx. £218 per year is payable to Hillcrest Estate Management Ltd. in respect of the communal areas.





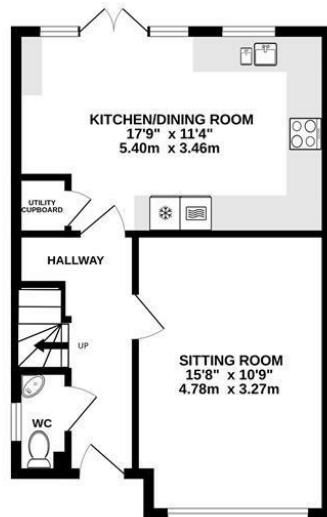
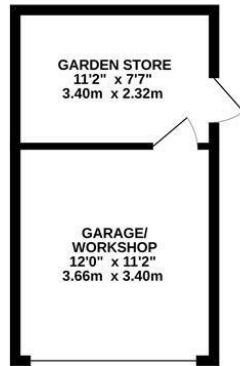




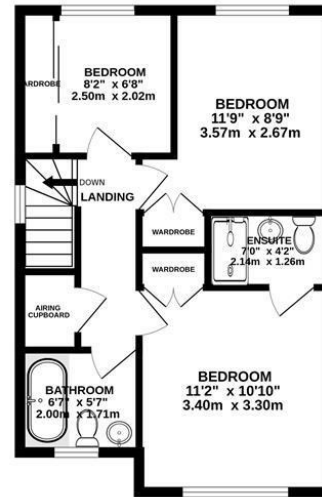




GROUND FLOOR  
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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



### OFFICE ADDRESS

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### OFFICE DETAILS

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