



GUIDE PRICE
£575,000
Gretton Road
Winchcombe GL54 5EL

THE PROPERTY

Sold (stc) by Adams A much improved four bedroom, two bath/shower room detached 2016-built Redrow house offered with the balance of the New Build Warranty and situated within easy reach of both the English Heritage protected green space and the town's amenities.

Features of the property include a refitted and beautifully appointed 6.6m (21ft) kitchen and dining room, a matching refitted utility room, a cloakroom and a sitting room.

On the first floor is the principal bedroom with en suite shower room and there are three further double bedrooms and a family bathroom.

To the front, the driveway provides ample off road parking which leads to the integral garage and to the rear, there is a lawned garden with decked terrace, mature screening trees and a pizza oven area.

4



2



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 are connected. Gas central heating 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

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







TENURE

Freehold

LOCAL AUTHORITY

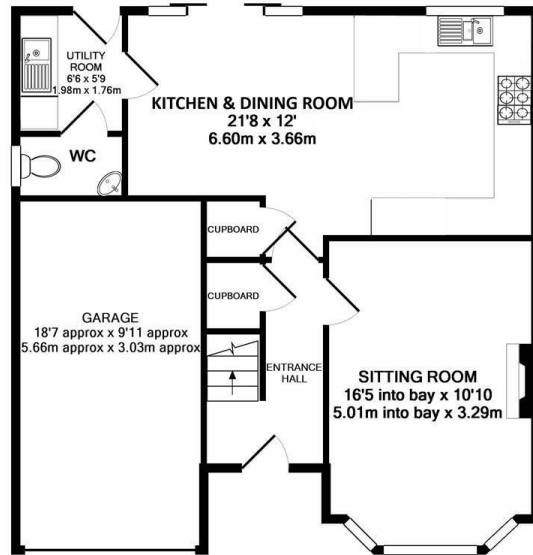
Tewkesbury Borough Council

COUNCIL TAX BAND

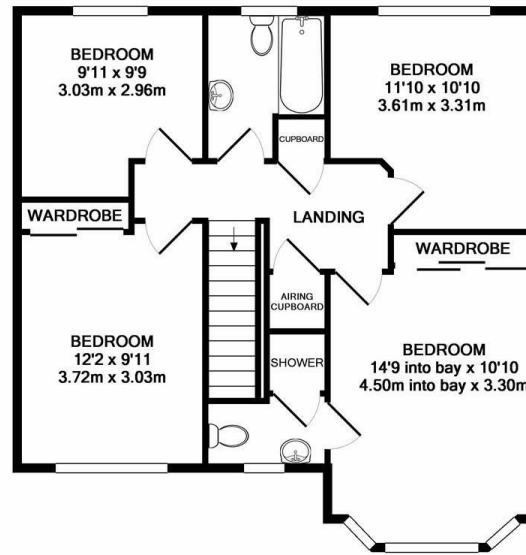
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VIEWINGS

By prior appointment only



GROUND FLOOR
APPROX. FLOOR
AREA 749 SQ.FT.
(69.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 705 SQ.FT.
(65.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1454 SQ.FT. (135.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(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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