



GUIDE PRICE

£585,000

Oldhill Grove

Winchcombe GL54 5FH

## THE PROPERTY

An exceptionally spacious four double bedroom detached house with two/bath shower rooms, situated on the edge of the development overlooking the English Heritage-protected Green Space. Featuring a double garage and sheltered south-west facing garden, this 2016-built Redrow house has superb views to the Cotswold escarpment, a large double aspect sitting room, a 7.5m (25ft) kitchen/dining and family room with adjoining utility room and French windows to the garden, a cloakroom, a principal bedroom with en suite shower room and built-in wardrobes, three further generous bedrooms and a family bathroom.

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](http://checker.ofcom.org.uk)  
- As part of the Meadowfort Grange Development, approx. £228 per year is payable to Hillcrest Estate Management Ltd. in respect of the communal areas.







**TENURE**

Freehold

**LOCAL AUTHORITY**

Tewkesbury Borough Council

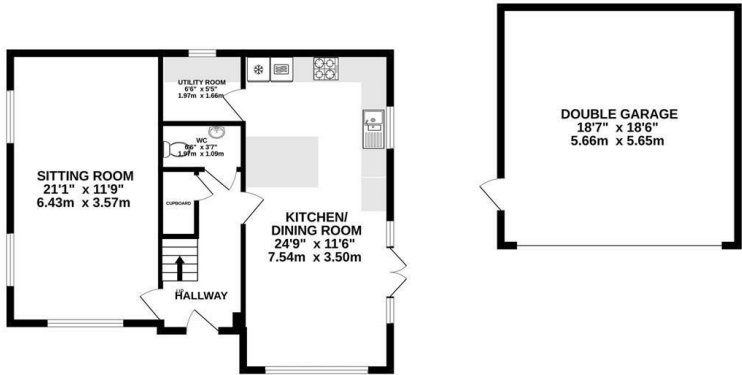
**COUNCIL TAX BAND**

E

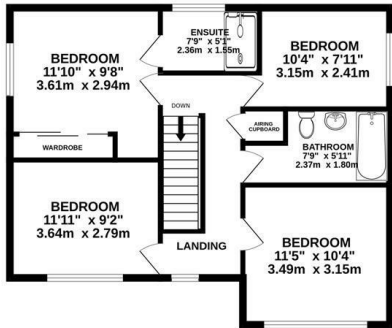
**VIEWINGS**

By prior appointment only

GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1682 sq.ft. (156.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</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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