



GUIDE PRICE  
£650,000  
Gloucester Street  
Winchcombe GL54 5NA

## THE PROPERTY

\*Sold by Adams\* Discretely positioned off the south side of Gloucester Street and with superb views over fields, an individual detached property with flexible accommodation and great potential to expand if required (subject to permissions).

Featuring a lovely mature garden running down to the River Isbourne, driveway parking and a garage, the property comprises a spacious sitting room, an adjoining dining room, a conservatory overlooking the garden, a kitchen, a cloakroom, two ground floor bedrooms and a bathroom and on the first floor, two further bedrooms, one with en suite and a landing/study area.

To the front of the property is a driveway with space for several vehicles and a garage.

4



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. Gas central heating and hot water via system boiler.

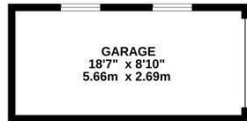
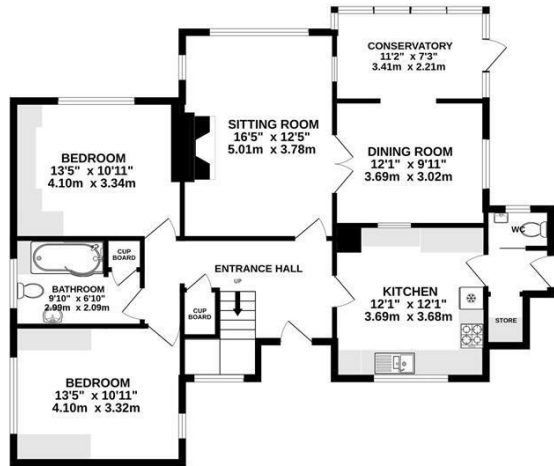
Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



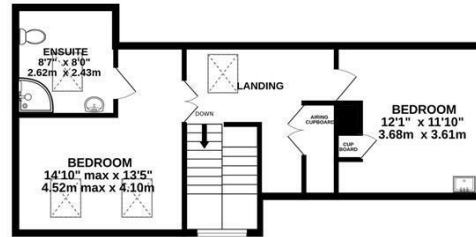




GROUND FLOOR  
1253 sq.ft. (116.4 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1782 sq.ft. (165.6 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) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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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