



GUIDE PRICE

£367,500

Gloucester Street

Winchcombe GL54 5LX

THE PROPERTY

A beautifully extended two double bedroom period cottage with a sunny south facing garden, an upstairs shower room and a ground floor cloakroom, situated within easy reach of Winchcombe's many amenities and with excellent walks into the countryside from the house. Available with no onward chain, the property has been extended on two storeys to create a superb 7m (23ft) kitchen/dining/living room with a roof lantern and bifolding doors to the garden. The sitting room has a woodburner, stable door and exposed timbers and stonework and there are lovely views to the hills from the bedroom.

- Extended Two Double Bedroom Period Cotswold Cottage
- Upstairs Shower Room
- Ground Floor Cloakroom
- 7m Kitchen/Dining and Living Room
- Sitting Room with Woodburner
- South Facing Garden
- No Onward Chain

2



1



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 and hot water via combi boiler.

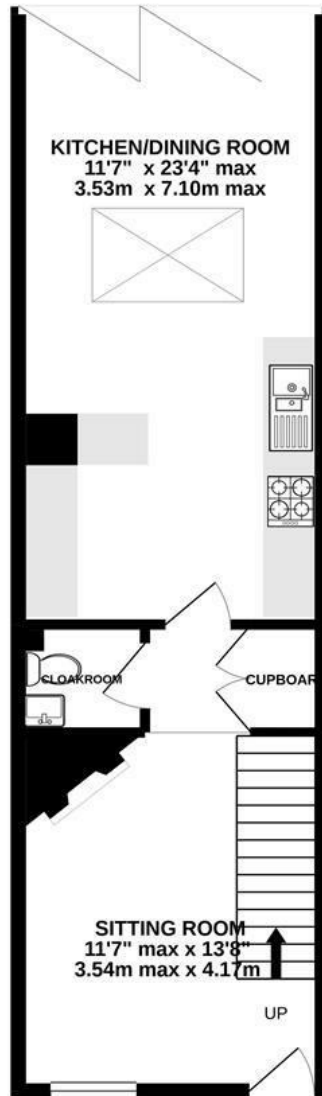
Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

Council Tax Band: Currently exempt due to use as holiday let.

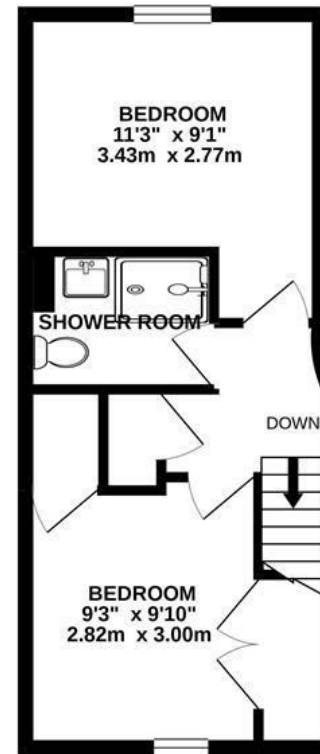




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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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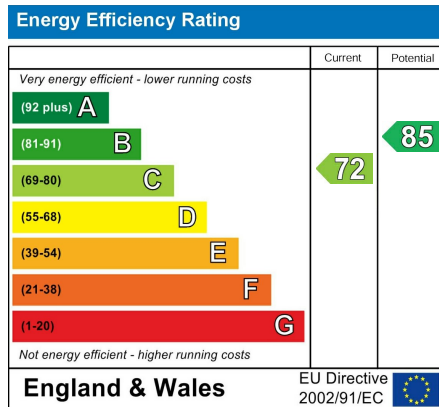


LOCAL AUTHORITY
Tewkesbury Borough Council

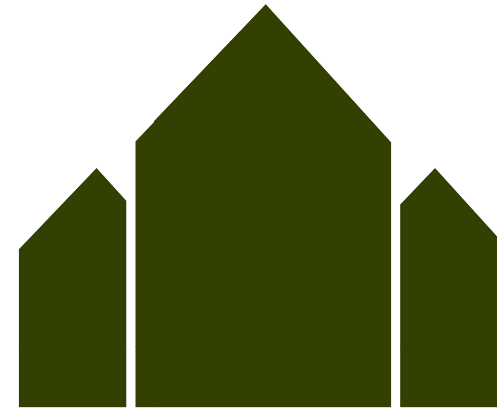
TENURE
Freehold

COUNCIL TAX BAND
Exempt

VIEWINGS
By prior appointment only



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



ADAMS

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