



GUIDE PRICE
£620,000
Mill Lane
Winchcombe GL54 5LT

THE PROPERTY

Sold (stc) by Adams Superbly located, overlooking countryside and on a peaceful no-through road within walking distance of the town, is this beautifully presented three bedroom detached bungalow with a double garage and driveway parking. Additional features include a principal bedroom with recently fitted en suite shower room, two further bedrooms, a bathroom, a guest cloakroom, a 6m sitting room with woodburner and French windows to the garden and a kitchen and dining room also with French windows to the garden and a door into the double garage. The rooms to the rear open onto a south facing deck with space for outside dining and there are wonderful views over the lawned garden, infant River Isbourne and to the fields beyond.

3



2



2



SITUATION

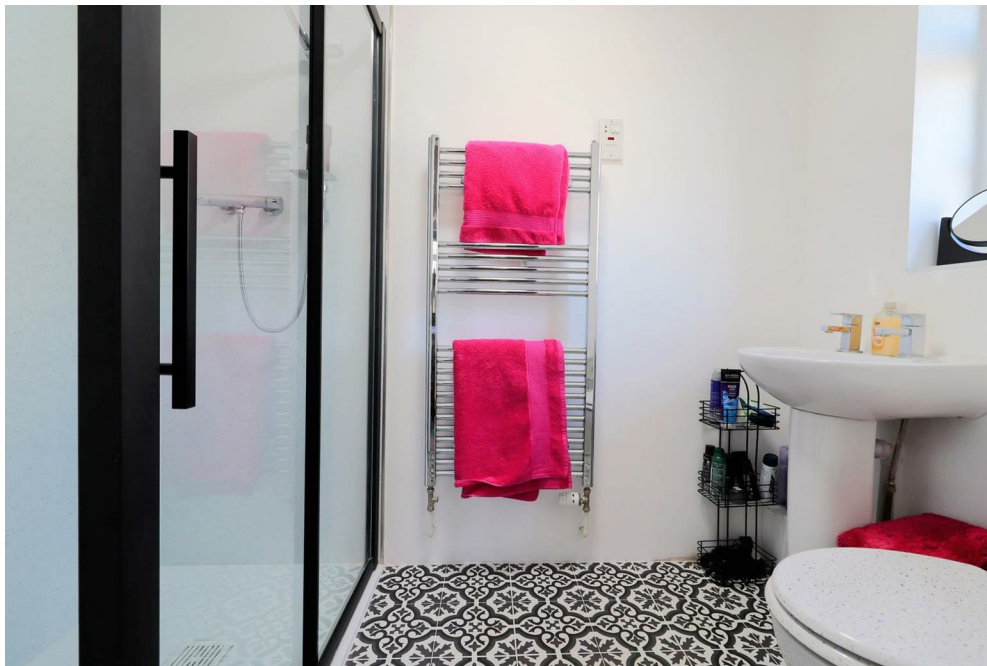
Winchcombe is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the 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 and hot water via combi boiler.

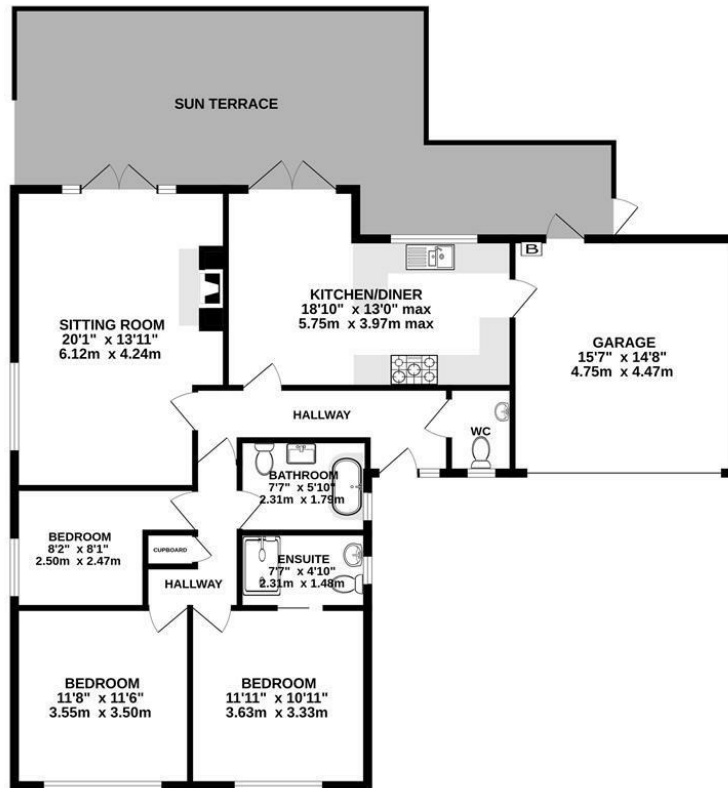
Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk







GROUND FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



TOTAL FLOOR AREA : 1275 sq.ft. (118.4 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) A			84
(81-91) B			
(69-80) C		69	
(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



OFFICE ADDRESS
Hereford House, 20 North
Street, Winchcombe,
Cheltenham, Gloucestershire,
GL54 5PS

OFFICE DETAILS
01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com