



GUIDE PRICE  
£350,000  
Kenelm Rise  
Winchcombe GL54 5JU

## THE PROPERTY

An extended and well-presented chalet property with flexible accommodation, conveniently situated for Winchcombe's amenities. Available with no onward chain, the property features a spacious sitting and dining room, a conservatory, an extended kitchen, a ground floor double bedroom and ground floor refitted shower room, a study area, a first floor double bedroom, a separate dressing/hobby room/office, a first floor shower room and easy access to a loft area which could provide further accommodation subject to permissions. There is parking for several vehicles on the driveway leading to a garage and the pretty rear garden is beautifully stocked.

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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.

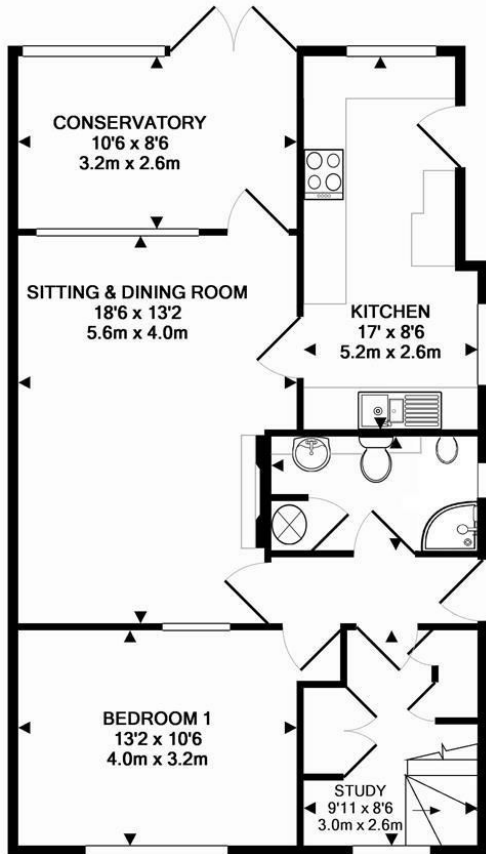
## ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating via back boiler. Hot water via immersion cylinder. 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)

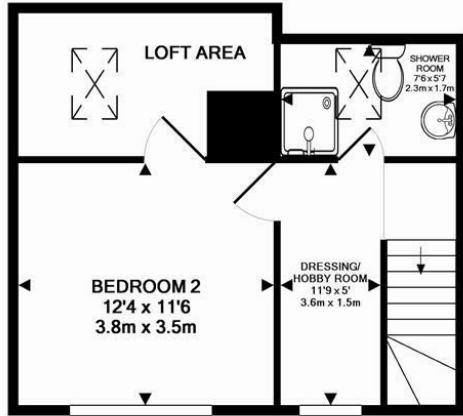








GROUND FLOOR  
APPROX. FLOOR  
AREA 810 SQ.FT.  
(75.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 371 SQ.FT.  
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1180 SQ.FT. (109.6 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  
Made with Metropix



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C		65	
(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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