

GUIDE PRICE  
£800,000  
Gretton Road  
Winchcombe GL54 5EG

## THE PROPERTY

A remarkable and beautifully renovated detached period house standing in landscaped private gardens with a double garage and off road parking for three vehicles, situated within easy reach of Winchcombe's amenities. Available with no onward chain, this superbly appointed property has been thoroughly refurbished by the current owners to a very high specification. Unusually, the accommodation comprises three double bedrooms with three en suites, a 7.5m sitting room with woodburner and exposed stone and timbers, a contemporary kitchen with island unit, a separate dining room, a conservatory and a cloakroom. The house is situated side-on to Gretton Road surrounded by different areas of garden which adds to the sense of privacy and security.

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## 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.

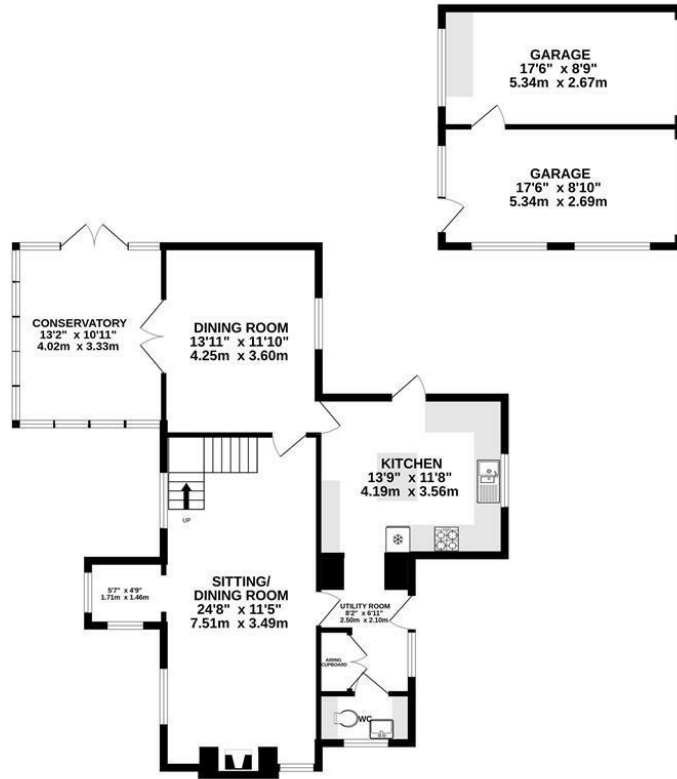
Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



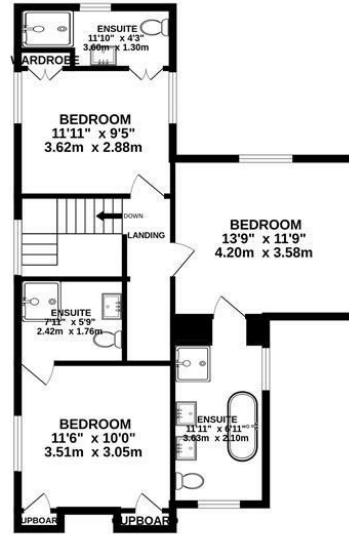




GROUND FLOOR  
1170 sq.ft. (108.7 sq.m.) approx.



1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 1858 sq.ft. (172.6 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>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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



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