



GUIDE PRICE
£495,000
North Street
Winchcombe GL54 5PS

THE PROPERTY

Sold by Adams A substantial and deceptively spacious period house with off road parking, flexible accommodation, a rear garden and character features, situated near the heart of Winchcombe. Part of this double fronted property with two reception rooms was previously used as a self-contained annexe and there are various possibilities for its use, subject to any necessary consents. The property would benefit from refurbishment but was reroofed in 2014.

Driveway parking is available through the archway and the garden that lies beyond that includes a large outbuilding which has the scope for additional development subject to permissions. The great potential of this property can only be appreciated by viewing in person. Available with no onward chain.

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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.

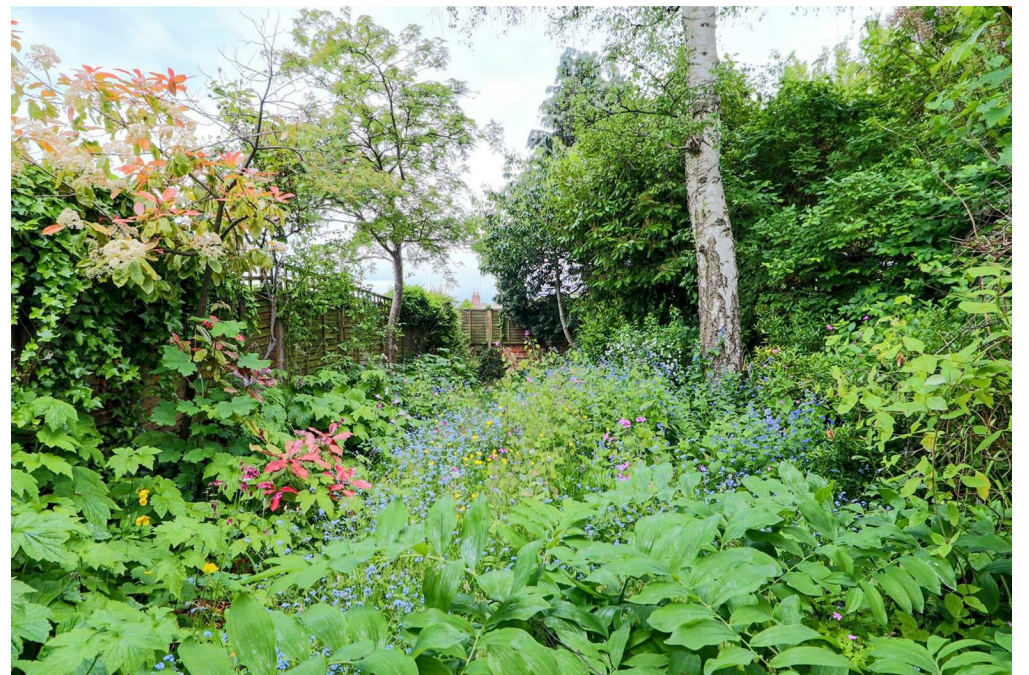
ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected.

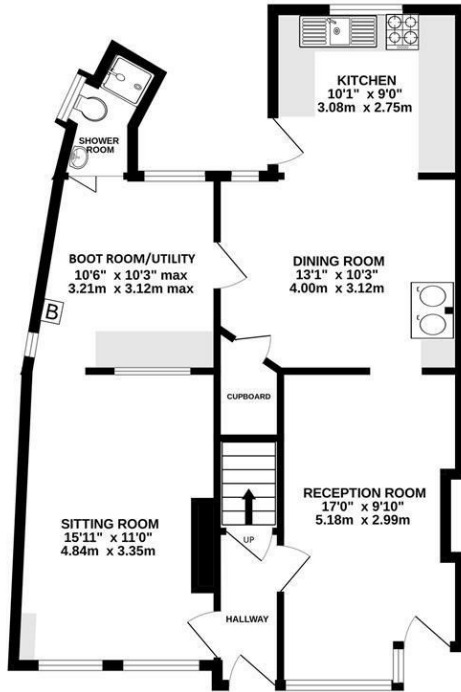
Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk



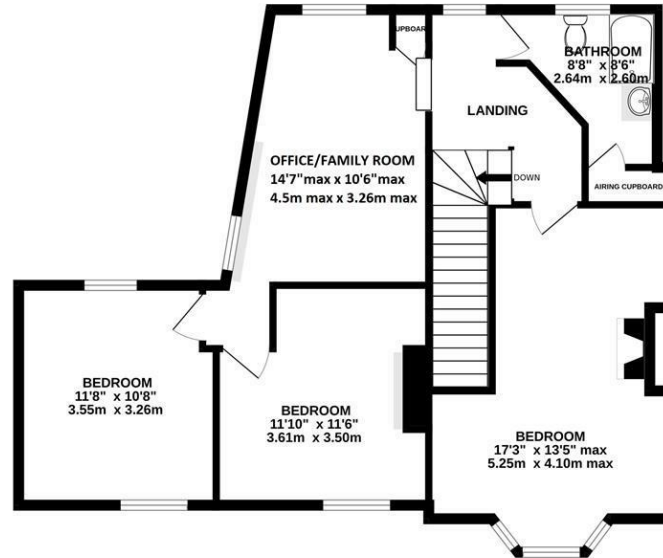




GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1493 sq.ft. (138.7 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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TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		46	
(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