



GUIDE PRICE  
£399,950

Gloucester Street  
Winchcombe GL54 5LX

## THE PROPERTY

\*Sold (stc) by Adams\* Formerly two cottages, this spacious extended period house has great character, a wonderful south facing garden and far-reaching views to the hills.

Available with no onward chain, the accommodation comprises a sitting room with fireplace, exposed stonework and wood flooring, this leads to a dining room with adjacent utility and cloakroom and to the rear of the property is a kitchen/breakfast room with French windows opening onto the garden.

On the first floor are two generous double bedrooms, both with built-in wardrobes, a large landing/reading area and a further study area.

Outside, there is a sheltered, walled terrace leading to a lawn and at the far end of the garden is a wilder area with a lovely variety of plants and trees.

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.

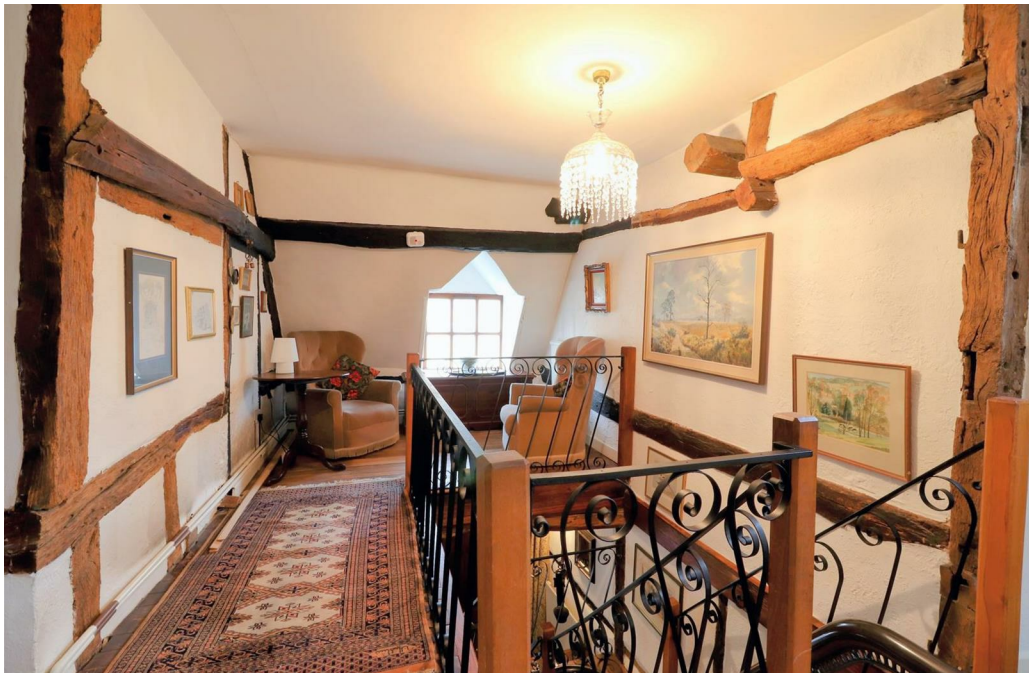
## ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via combi boiler.

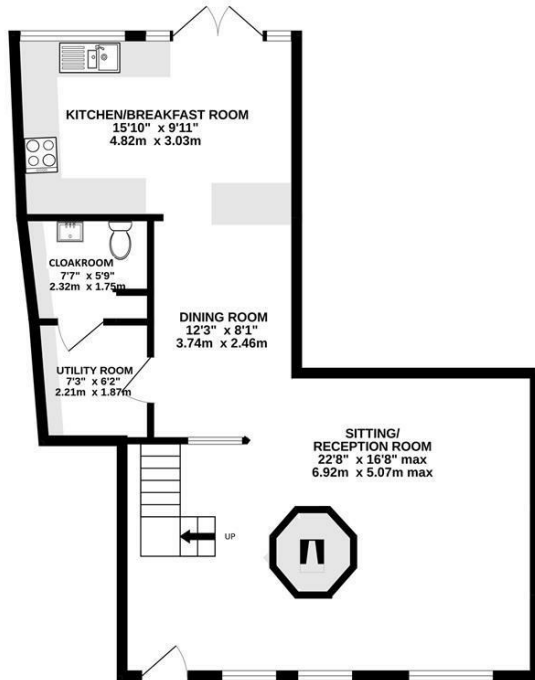
Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



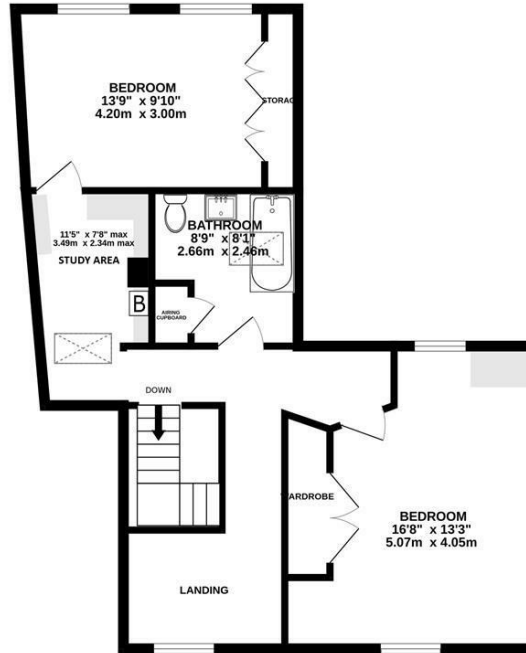




GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1336 sq.ft. (124.1 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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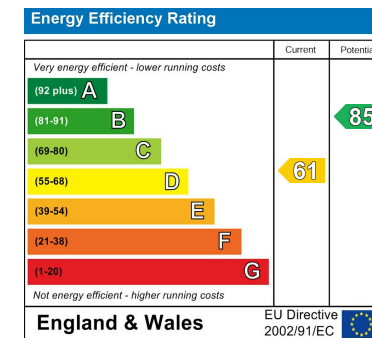


TENURE  
Freehold

LOCAL AUTHORITY  
Tewkesbury Borough Council

COUNCIL TAX BAND  
E

VIEWINGS  
By prior appointment only



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