



GUIDE PRICE
£435,000
Chandos Street
Winchcombe GL54 5HX



THE PROPERTY

Sold (stc) by Adams Almost entirely rebuilt and remodelled in 2017, a superbly presented and extended two double bedroom Cotswold stone cottage situated on a lane within walking distance of Winchcombe's many amenities. Available with no onward chain, the property has a lovely garden and leafy outlook down the valley and its many features include underfloor heating throughout the ground floor, an entrance porch, tile and oak flooring, a 5m (17ft) contemporary kitchen and dining room, a 'wet' cloakroom which is great for cleaning dogs off, a sitting room with part glazed roof, exposed stonework and a woodburner, two spacious bedrooms and a modern shower room. There is more to the garden than meets the eye as there is a large area to the far end with summer house/garden studio which has power and light.

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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, electricity, water and drainage are connected. Gas central heating 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







Chandos Street, Winchcombe, Cheltenham, GL54

Approximate Area = 866 sq ft / 80.4 sq m

Outbuilding = 198 sq ft / 18.3 sq m

Total = 1064 sq ft / 98.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Adams Estate Agents Limited. REF: 1131875



OFFICE ADDRESS

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OFFICE DETAILS

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TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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