

GUIDE PRICE
£435,000
Brydges Close
Winchcombe GL54 5GE



THE PROPERTY

Sold (stc) by Adams Superbly located between Winchcombe Park and The Dell on the popular Pennylands development by Bloor, an immaculately presented detached 2015-built three bedroom house with two bath/shower rooms, a south-west facing rear garden and a detached garage and driveway, available with no onward chain and with the balance of the NHBC warranty.

Features of this energy efficient property (EPC: B) include a contemporary kitchen with integrated appliances and a bay window, a ground floor cloakroom, a lovely light sitting room with French windows to the garden, a principal bedroom with en suite shower room and built-in wardrobes, two further bedrooms and a family bathroom.

The enclosed rear garden has been designed with low-maintenance in mind and has an extended terrace for outside dining and entertaining and an artificial lawn by Easigrass.

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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 property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

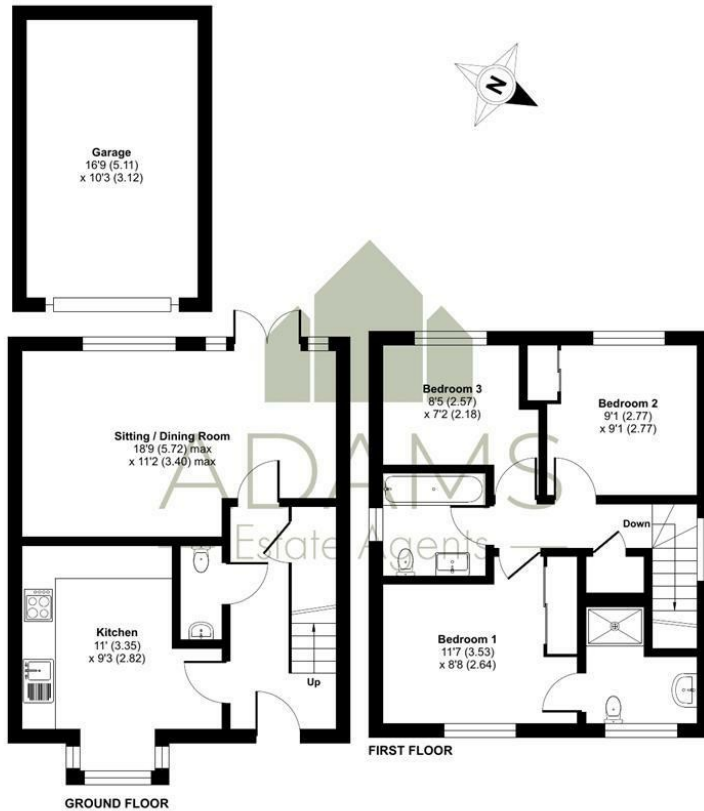






Brydges Close, Winchcombe, Cheltenham, GL54

Approximate Area = 865 sq ft / 80.3 sq m
 Garage = 171 sq ft / 15.8 sq m
 Total = 1036 sq ft / 96.1 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: 1133511

TENURE

Freehold

LOCAL AUTHORITY

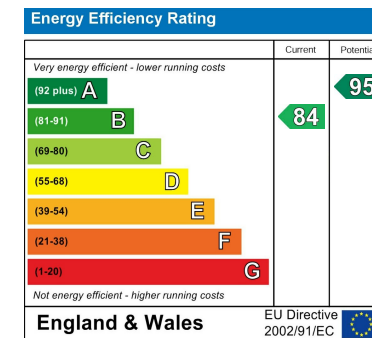
Tewkesbury Borough Council

COUNCIL TAX BAND

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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



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