



GUIDE PRICE
£700,000

The Hyde

Winchcombe GL54 5QR

THE PROPERTY

Standing in mature and secluded gardens of approximately 1/3 of an acre and discretely positioned at the end of an elevated no-through road, a substantially extended four bedroom detached house with superb living space, a double garage, a carport, driveway parking for multiple vehicles and the potential to expand further if required, subject to permissions.

The ground floor of this beautifully situated property include a lovely light conservatory overlooking the gardens, a home office, a kitchen with breakfast/dining area, a separate dining room, a cloakroom and an impressive 7.5m (24ft) sitting room with woodburner.

On the first floor is a 6.4m (21ft) principal bedroom with en suite, three further double bedrooms, a second bathroom and a separate W.C.

Many of the rooms have lovely views to the Cotswold escarpment and both the amenities of Winchcombe and the surrounding countryside are within easy reach.

Available with no onward chain.

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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.

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



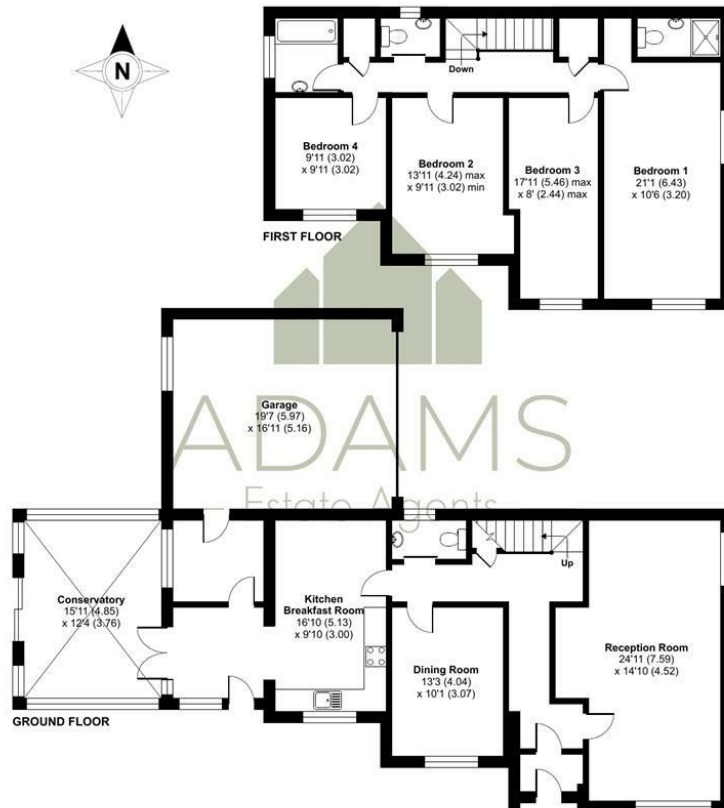




The Hyde, Winchcombe, Cheltenham, GL54

Approximate Area = 2441 sq ft / 226.7 sq m (includes garage)

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: 1144511

TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			79
(69-80) C		64	
(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



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