



GUIDE PRICE

£350,000

Stancombe View

Winchcombe GL54 5LF





## THE PROPERTY

\*Sold (stc) by Adams\* Situated on a peaceful, centrally located no-through road within easy reach of the centre of Winchcombe and with an established and private rear garden is this three bedroom bungalow, available with no onward chain.

The property is well laid out with two bedrooms to the front, a bathroom, a spacious kitchen/dining room overlooking the garden with Rayburn and pantry, a side porch/lean-to, a generous sitting room with fireplace, a conservatory and a further double bedroom/office with separate W.C.

There is room for a couple of vehicles on the driveway to the front and the garden is beautifully stocked with a great variety of trees and plants. There is a good sized lawn, raised beds and a patio.

3



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)









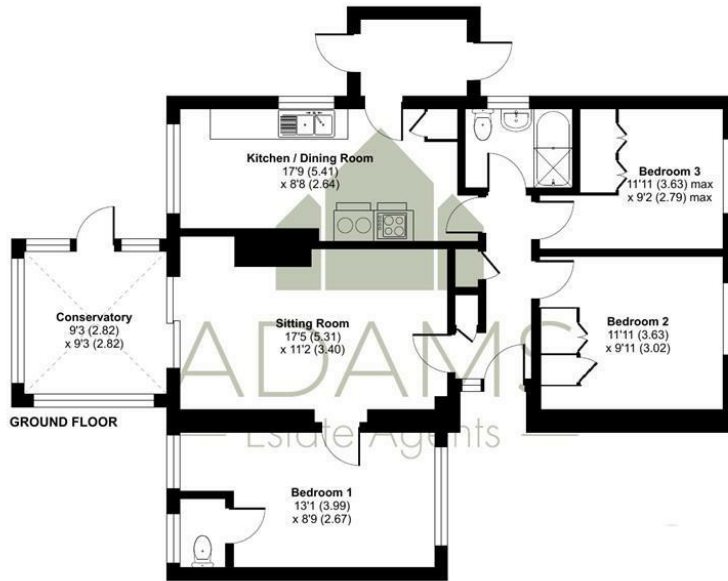




## Stancombe View, Winchcombe, Cheltenham, GL54

Approximate Area = 994 sq ft / 92.3 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ritchcom 2024. Produced for Adams Estate Agents Limited. REF: 1147297



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