



GUIDE PRICE
£550,000
Gretton Road
Winchcombe GL54 5EG

THE PROPERTY

Sold (stc) by Adams A much-improved, beautifully presented and highly efficient (EPC:A) extended non-estate house with PV solar panels to front and rear, new windows throughout, spacious open plan living areas, a kitchen and dining area with island unit and bifolding doors to the garden, a sitting room with recently installed woodburner, a ground floor office/family room with new insulation and roof, a cloakroom, three generous double bedrooms and a bathroom with separate shower and bath.

The large landscaped rear garden has a paved terrace, a lawn running down to an open-fronted barbecue/outside dining area, a log store and a vegetable patch.

To the front of this semi-detached house is an expanded driveway providing space for multiple vehicles and storage shed containing the solar controls as well as an EV charging point.

Conveniently situated within easy reach of all the amenities of the town.

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.

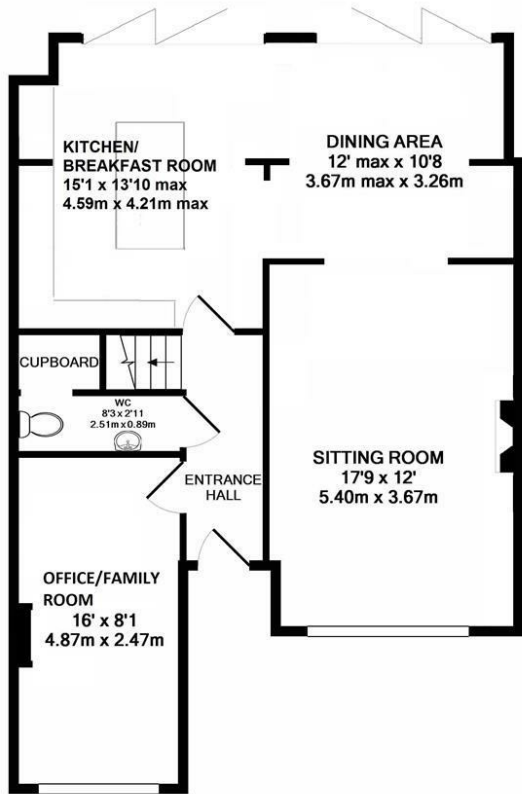
ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via combi boiler. 3.6KW PV Solar Panels to front and rear KWH. EV Charging Point.

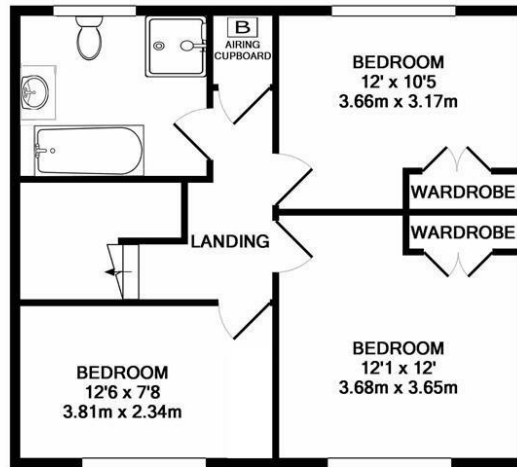
Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk







GROUND FLOOR
APPROX. FLOOR
AREA 727 SQ.FT.
(67.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 526 SQ.FT.
(48.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1252 SQ.FT. (116.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

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