



GUIDE PRICE
£399,950

Gretton Road

Winchcombe GL54 5EQ



THE PROPERTY

With a detached garage/workshop to the rear, a beautifully presented two double bedroom period end-terrace cottage situated within easy access of Winchcombe's centre.

With a high quality and sympathetic finish throughout, the property features oak flooring, restored exposed timbers, cast-iron style radiators, a dual aspect sitting room with Morsø woodburner and limestone fireplace, a spacious kitchen/dining room with solid wood units, granite worksurfaces and French windows to the garden, two generous and bright bedrooms and a bathroom with freestanding bath and separate shower cubicle.

The pretty rear garden has a paved terrace adjacent to the house and rear pedestrian gated access to the garage which has power and light. There is a vehicular right of way over the shared track to the side of the cottage giving access to the garage.

2



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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 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

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Gretton Road, Winchcombe, Cheltenham, GL54

Approximate Area = 768 sq ft / 71.3 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 913 sq ft / 84.8 sq m
 For identification only - Not to scale



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		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(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

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: 1154857.



OFFICE ADDRESS

Hereford House, 20 North
 Street, Winchcombe,
 Cheltenham, Gloucestershire,
 GL54 5PS

OFFICE DETAILS

01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com