



GUIDE PRICE
£800,000
Greet Road
Winchcombe GL54 5JT



THE PROPERTY

An exceptionally spacious five bedroom detached non-estate house, conveniently situated for Winchcombe's excellent amenities. The ground floor of this superb property comprises a 6.7m (22ft) kitchen and dining room with adjoining utility room, a bright dual aspect sitting room with limestone fireplace and open fire, a separate family/dining room, a large conservatory across the back of the house overlooking the garden, and a welcoming entrance hall with cloakroom. There is an excellent principal bedroom with separate dressing room and ensuite shower room on the first floor along with two further bedrooms. On the second floor are two more bedrooms with built-in storage and a shower room. The double garage is used as a cinema room/studio and stairs lead to a loft space used as a home office. The sunny and private south-east facing rear garden has a generous lawn, a couple of seating areas and gated pedestrian side access. The driveway to the front has space for several vehicles.

5



2



3



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 system boiler.

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

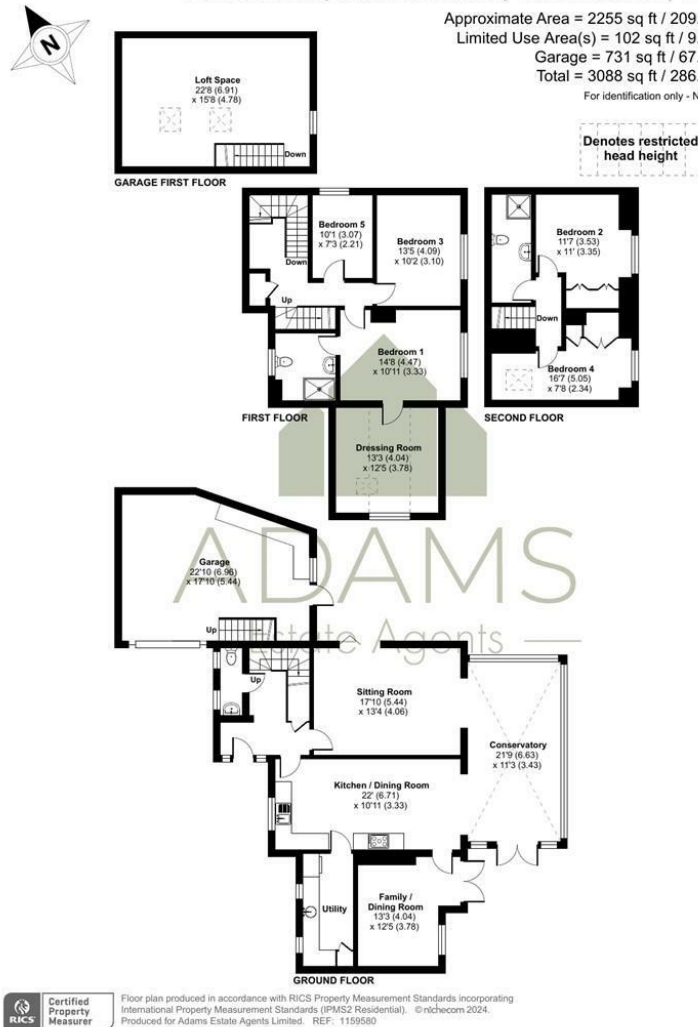






Greet Road, Winchcombe, Cheltenham, GL54

Approximate Area = 2255 sq ft / 209.4 sq m
 Limited Use Area(s) = 102 sq ft / 9.4 sq m
 Garage = 731 sq ft / 67.9 sq m
 Total = 3088 sq ft / 286.7 sq m
 For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

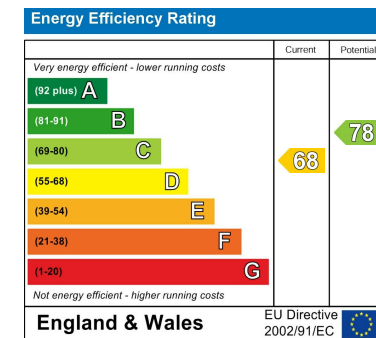
Tewkesbury Borough Council

COUNCIL TAX BAND

E

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



OFFICE ADDRESS

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

OFFICE DETAILS

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