



GUIDE PRICE  
£299,950  
Castle Street  
Winchcombe GL54 5JA





## THE PROPERTY

\*Sold (stc) by Adams\* A Grade II listed two bedroom period Cotswold stone cottage in a superb position on the edge of Winchcombe, available with no onward chain.

With character features and a private rear garden, the property would benefit from refurbishment throughout and includes a sitting room with woodburner and exposed beams, a kitchen, a small utility/boot room, a ground floor bathroom and two first floor bedrooms.

The private rear garden has a brick and stone outbuilding that needs renovating.

2



1



1



## 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 property broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Creeping Freehold: The bathroom of the neighbouring property extends over some of the sitting room of this property.







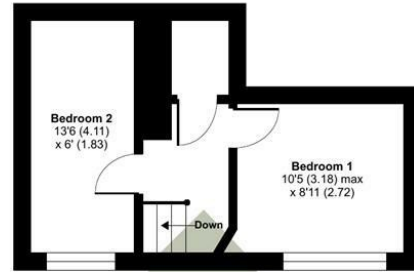




**Sudeley Mill Cottages, Castle Street, Winchcombe,  
Cheltenham, GL54**

Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1154628

**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) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>50</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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



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