



GUIDE PRICE
£585,000
Cheltenham Road
Winchcombe GL54 5ND



THE PROPERTY

A beautifully renovated detached period two double bedroom house with driveway parking, backing onto fields and with superb views.

Having undergone a comprehensive refurbishment programme over the last three years, including a new roof, kitchen, bathrooms, flooring and a host of other sympathetic improvements, this Cotswold stone house features a wonderful bright kitchen and dining room to the rear of the property with an island unit, a utility area and French windows to the garden, a bay-windowed sitting room with a woodburner, a contemporary ground floor shower room, a first floor bathroom with free-standing bath and separate shower cubicle and two spacious double bedrooms.

Externally, there is a paved terrace adjacent to the house overlooking the lawn which runs down past well stocked beds to a fabulous lower deck/barbecue area with timber studio/home office where the sights and sounds of the infant River Isbourne can be enjoyed.

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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



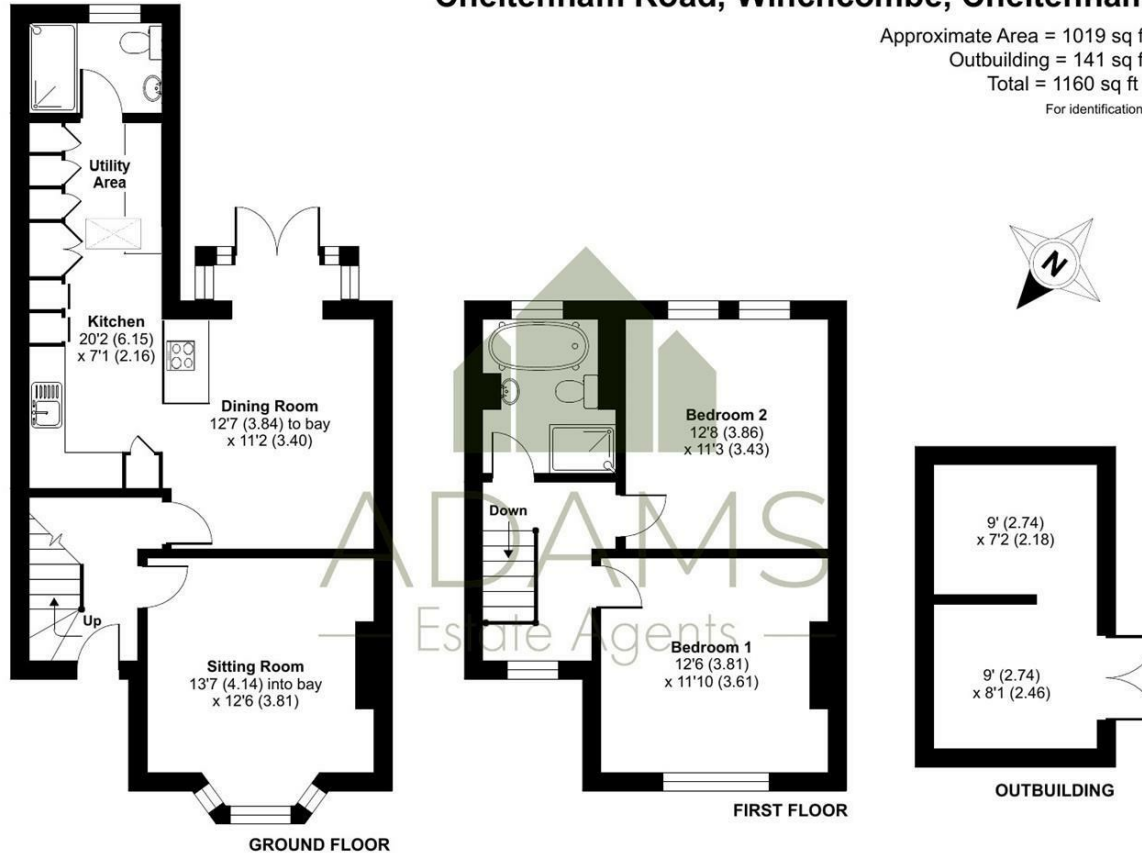




Cheltenham Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1019 sq ft / 94.7 sq m
 Outbuilding = 141 sq ft / 13.1 sq m
 Total = 1160 sq ft / 107.8 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 |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 58 | |
| (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). © nrichcom 2024. Produced for Adams Estate Agents Limited. REF: 1164162



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