



GUIDE PRICE
£550,000
Silk Mill Lane
Winchcombe GL54 5HZ



THE PROPERTY

Set on a tranquil lane close to Winchcombe's centre and with a superb leafy outlook, an end terrace townhouse with a private gated driveway and garden, a detached garage and great potential to improve.

The property is one of six that form Silk Mill Court which was converted in the 1970s from the former cinema building.

Available with no onward chain, the ground floor comprises a spacious entrance hall and cloakroom, a kitchen with adjoining utility room, a separate dining room and a conservatory.

On the first floor is a sitting room with a roof terrace overlooking the garden, a bathroom and two bedrooms.

The principal bedroom with fitted wardrobes and en suite bathroom is on the second floor, along with a further bedroom.

4



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

Leasehold, Share of Freehold - There is a 999 year lease from 1st August 1978 but the resident owners in Silk Mill Court are directors of the Management Company 'Silk Mill Court of Winchcombe Ltd' which owns the Freehold. We understand that there is an annual service charge of approximately £350 for communal expenses such as Public Liability Insurance, Accounting etc. The cost of any maintenance of communal areas is shared between the residents as and when required.

- Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via 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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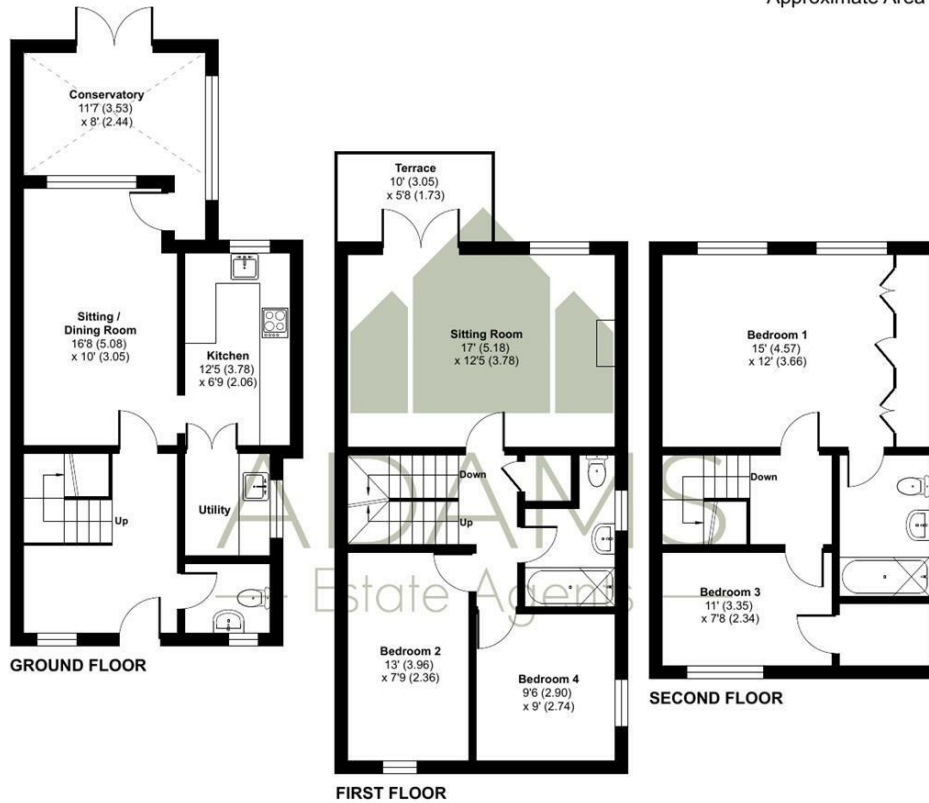




Silk Mill Court, Silk Mill Lane, Winchcombe, Cheltenham, GL54

Approximate Area = 1596 sq ft / 148.2 sq m

For identification only - Not to scale



TENURE

Share of Freehold

LOCAL AUTHORITY

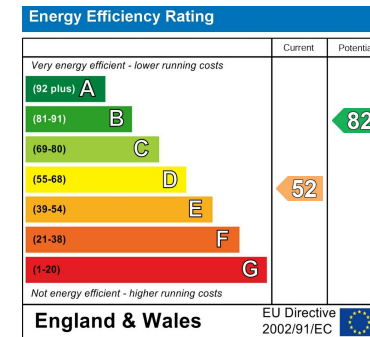
Tewkesbury Borough Council

COUNCIL TAX BAND

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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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Adams Estate Agents Limited. REF: 1165442



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