



GUIDE PRICE
£780,000
Adlards Walk
Winchcombe GL54 5GH



THE PROPERTY

Situated in a superb position on the edge of this 2014 Bloor Homes development, significantly upgraded since new and beautifully presented, the property features a self-contained studio/office above the double garage with separate shower room.

The open-plan kitchen and dining room with adjoining utility room leads through to a westerly facing garden room which in turn opens out onto the private, walled, low-maintenance rear garden. Additionally, there is a sitting room, study/family room and cloakroom on the ground floor.

On the first floor is the master bedroom with walk-in wardrobe and en suite shower room, a guest bedroom with en suite, two further bedrooms with built-wardrobes and a family bathroom.

The house is peacefully located on a no-through road with a leafy outlook to the front and Winchcombe Park to the side.

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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 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







TENURE

Freehold

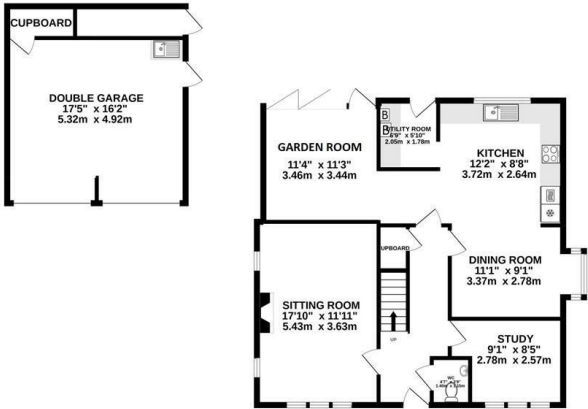
LOCAL AUTHORITY

COUNCIL TAX BAND

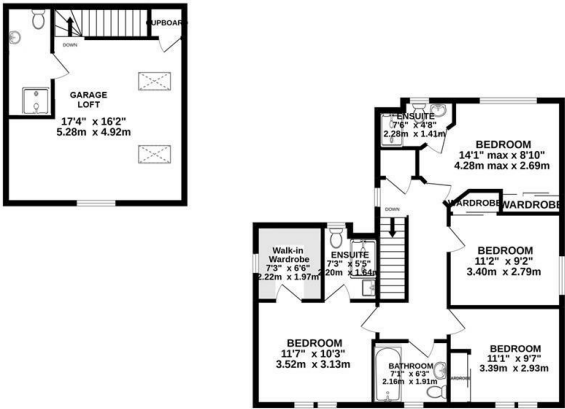
VIEWINGS

By prior appointment only

GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



1ST FLOOR
1082 sq.ft. (100.5 sq.m.) approx.



TOTAL FLOOR AREA: 2305 sq.ft. (214.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	93
(69-80) C			
(55-68) D			
(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



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