

GUIDE PRICE
£550,000
Langley Road
Winchcombe GL54 5QP

THE PROPERTY

A unique property in a special location.

Situated on the edge of Winchcombe and on the slopes of Langley Hill is this individually built attached cottage, constructed in the 1980s by a local stonemason including an array of character features, exposed natural stonework and timbers.

The deceptively spacious accommodation has been much-improved by the current owners and features an impressive sitting room on the upper floor with a woodburner and views over the fields beyond the garden. On the ground floor is a kitchen and dining room with French windows to the private rear garden, a beautifully refitted bathroom with a roll-top bath, a principal bedroom with fitted wardrobes and a limestone fireplace and a further bedroom.

To the front is a garden laid to lawn and a gravelled driveway with parking for up to three vehicles and beyond a private courtyard with summer house/home office.

2



1



2



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









Langley Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1197 sq ft / 111.2 sq m

For identification only - Not to scale



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) A			85
(81-91) B			
(69-80) C			
(55-68) D	59		
(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). © rnichecom 2024. Produced for Adams Estate Agents Limited. REF: 1188170



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