



GUIDE PRICE
£525,000

Cheltenham Road
Winchcombe GL54 5NF

ADAMS
Estate Agents

THE PROPERTY

Backing onto fields and with superb views, a surprisingly spacious four bedroom terraced period house on the southern outskirts of Winchcombe.

Recently renovated to a high standard and with a host of character features, the property comprises a sitting room/snug with open fire, a second ground floor reception room/dining room leading to a lovely light kitchen/breakfast room, a large double bedroom/first floor sitting room; a second bedroom and bathroom are on the first floor and on the second floor, two further bedrooms, one of which has an ensuite shower room.

To the rear is a decked terrace overlooking the garden and there is a useful outbuilding/workshop. The mature and beautifully stocked garden runs down to the infant river Isbourne and gives a great sense of peace and tranquillity.

4



2



3



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, electricity, water and drainage are connected. Gas central heating 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

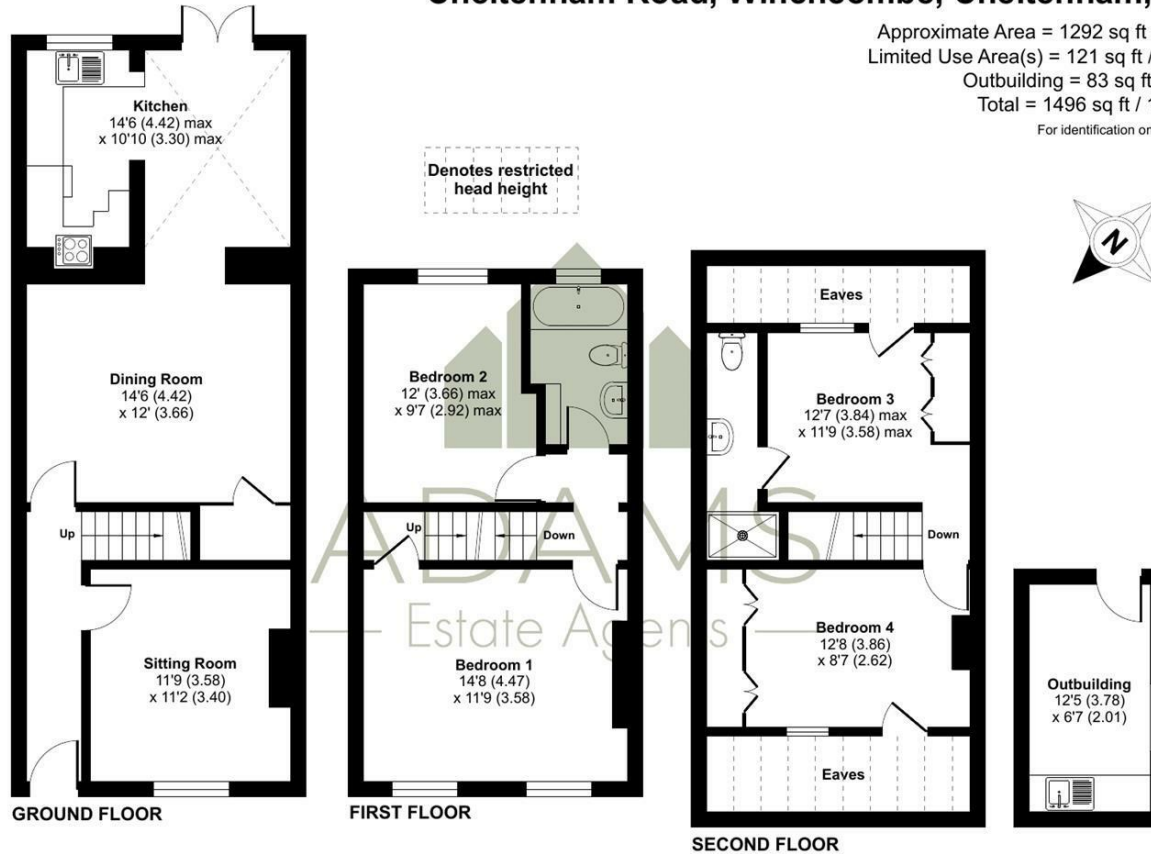






Cheltenham Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1292 sq ft / 120 sq m
 Limited Use Area(s) = 121 sq ft / 11.2 sq m
 Outbuilding = 83 sq ft / 7.7 sq m
 Total = 1496 sq ft / 138.9 sq m
 For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

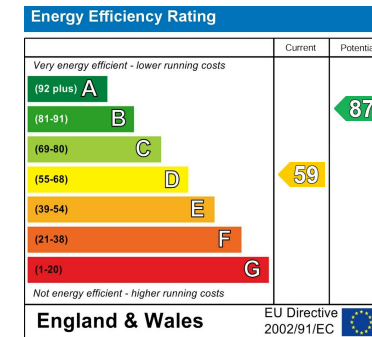
Tewkesbury Borough Council

COUNCIL TAX BAND

D

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). © richeckom 2024. Produced for Adams Estate Agents Limited. REF: 1188062



OFFICE ADDRESS

Hereford House, 20 North Street, Winchcombe, Cheltenham, Gloucestershire, GL54 5PS

OFFICE DETAILS

01242 603601
 sales@adamsestateagents.com
 www.adamsestateagents.com