



GUIDE PRICE
£299,950
Castle Street
Winchcombe GL54 5JA



THE PROPERTY

An attractive Cotswold stone semi-detached period cottage in a lovely location on the edge of Winchcombe.

With allocated parking and a private garden, the property features two double bedrooms and two ensuites and is currently run as a successful holiday let.

Available with no onward chain, the cottage is situated within easy reach of both Winchcombe's amenities and the beautiful Cotswold countryside and is next to the Cotswold Way footpath.

A track to the left of the property leads to first the garden and then the parking area.

2



2



1



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

Flood Risk: Surface Water - High.

The property has been flooded in the last five years. <https://check-long-term-flood-risk.service.gov.uk/>.

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.

ADAMS
Estate Agents







Denotes restricted head height



Castle Street, Winchcombe, GL54

Approximate Area = 619 sq ft / 57.5 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 646 sq ft / 60 sq m

For identification only - Not to scale

TENURE

Freehold

LOCAL AUTHORITY

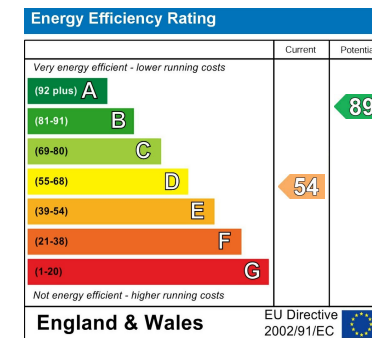
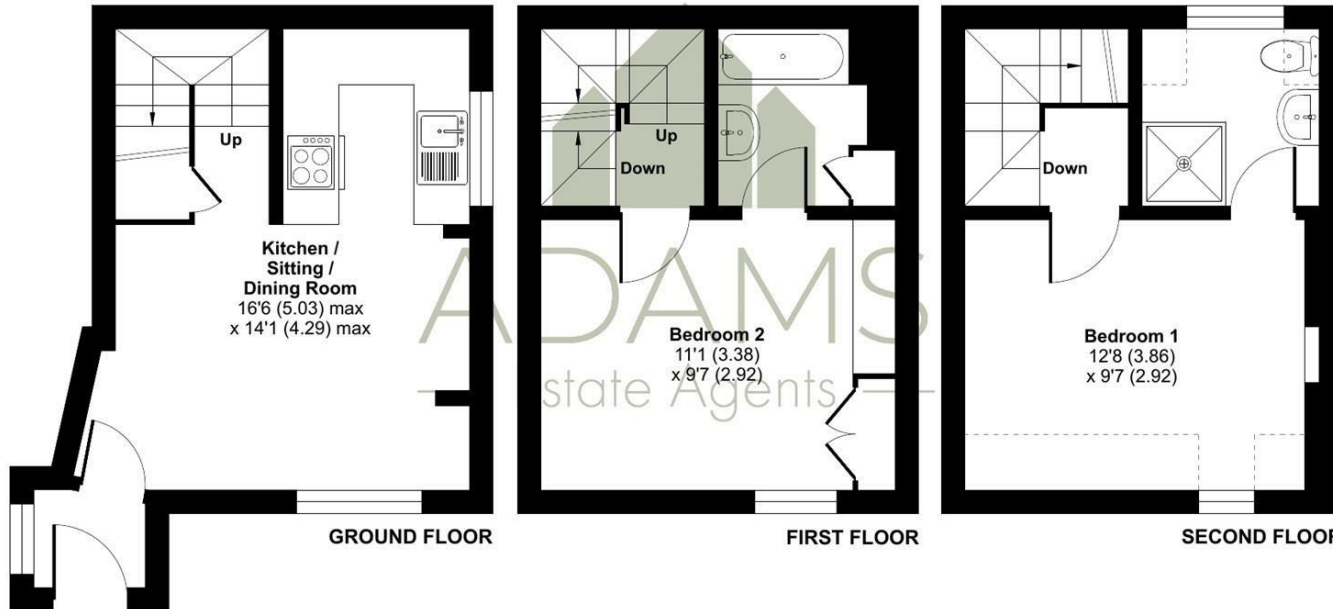
Tewkesbury Borough Council

COUNCIL TAX BAND

Exempt

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). © nichcom 2024. Produced for Adams Estate Agents Limited. REF: 1188033



OFFICE ADDRESS

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

OFFICE DETAILS

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