



GUIDE PRICE  
£575,000  
Gloucester Street  
Winchcombe GL54 5LU

## THE PROPERTY

\*Sold (stc) by Adams\* With private parking to the rear, outstanding views and a south-facing rear garden, this extended and beautifully renovated Grade II Listed Cotswold stone C18th house (formally two cottages) is a superb property of great character.

There are exposed beams, timbers and stonework throughout and limestone tiles through much of the ground floor. The recently refitted bespoke kitchen and dining room has an Everhot range cooker, the sitting room has a woodburner and the garden room has a roof lantern and bifolding doors to the expansive terrace leading to a level lawn.

There is a refitted ground floor shower room and a first floor W.C. The utility room has been redesigned to match the kitchen and offers a range of storage cupboards and additional worksurfaces. The parking space is located almost directly beyond the garden, accessible from nearby Mill Lane.

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 boiler.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)







## Gloucester Street, Winchcombe, Cheltenham, GL54

Approximate Area = 1334 sq ft / 123.9 sq m

For identification only - Not to scale

### TENURE

Freehold

### LOCAL AUTHORITY

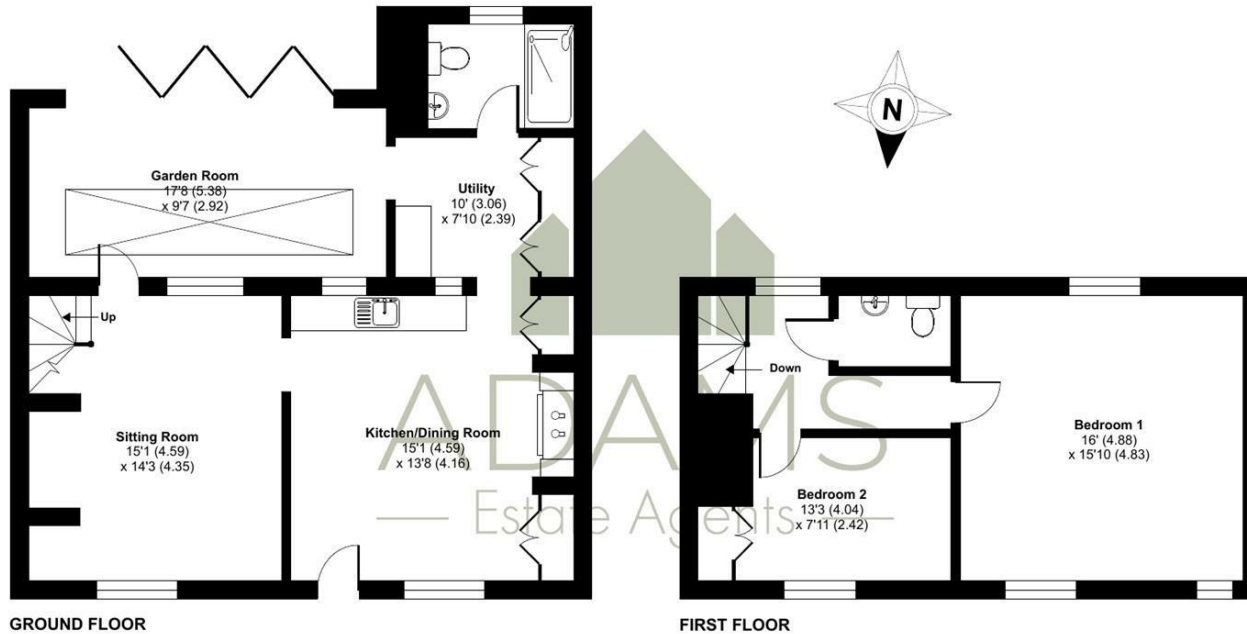
Tewkesbury Borough Council

### 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: 1196081



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