



GUIDE PRICE  
£260,000  
North Street  
Winchcombe GL54 5PS



## THE PROPERTY

\*Sold (stc) by Adams\* A charming and centrally located Cotswold stone period cottage in the heart of Winchcombe.

This Grade II Listed character property features an inglenook fireplace, flagstone flooring and a low-maintenance south-west facing courtyard garden with side pedestrian access.

Comprises a sitting room, a kitchen with door to the garden, a double bedroom which has been divided to make a single bedroom/dressing area and there is a spacious upstairs bathroom.

Available with no onward chain.

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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 combi boiler.

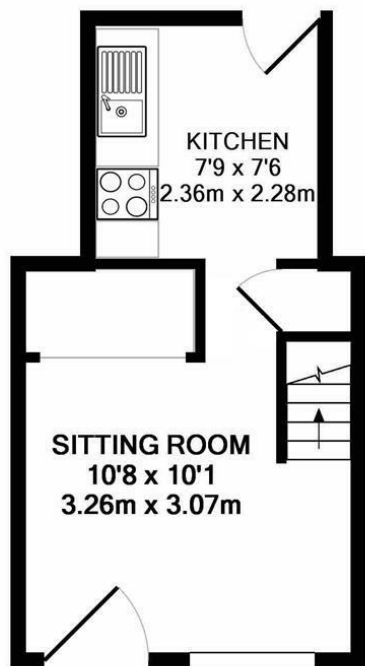
Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

ADAMS  
— Estate Agents —

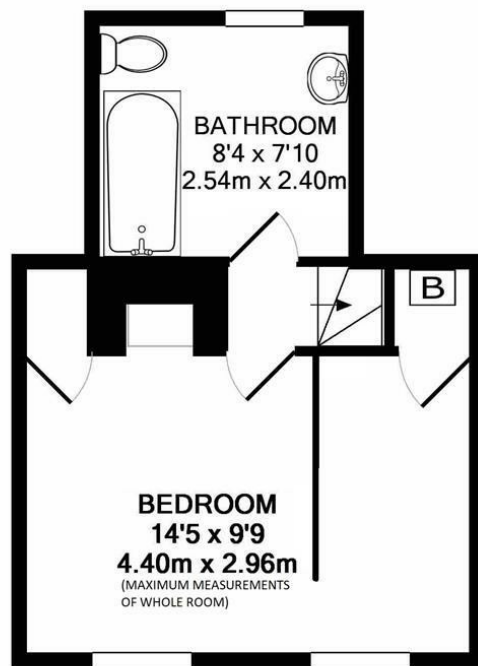








GROUND FLOOR  
APPROX. FLOOR  
AREA 17.8 SQ.M.  
(192 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 22.1 SQ.M.  
(238 SQ.FT.)

TOTAL APPROX. FLOOR AREA 39.9 SQ.M. (430 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
Made with Metropix



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



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