

GUIDE PRICE

£375,000

Vineyard Street

Winchcombe GL54 5LP

THE PROPERTY

A rare opportunity to acquire an extended two bedroom period Cotswold cottage on one of Winchcombe's most attractive streets, available with no onward chain.

Situated within easy reach of the town's amenities, this Grade II Listed property features a cosy sitting room with inglenook fireplace and woodburner, an extended kitchen and dining room with modern kitchen and bifolding doors to the garden, a bathroom, a double bedroom on the first floor and a further double bedroom on the second floor.

The private rear garden has been designed for low-maintenance and has areas for seating and dining and there is a brick outbuilding.

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. Night storage and thermostatically controlled electric heating. Gas fired boiler supplies hot water.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk







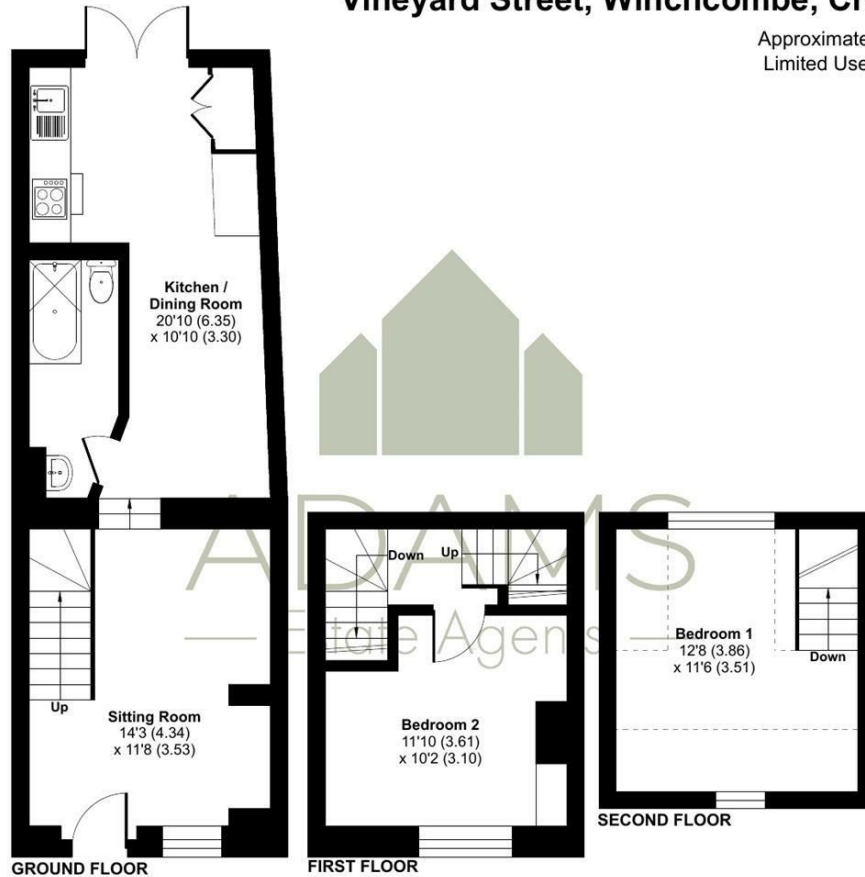
Vineyard Street, Winchcombe, Cheltenham, GL54

Approximate Area = 669 sq ft / 62.1 sq m

Limited Use Area(s) = 73 sq ft / 6.7 sq m

Total = 742 sq ft / 68.8 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		16	
(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). © nrichcom 2024. Produced for Adams Estate Agents Limited. REF: 1183013



OFFICE ADDRESS

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

OFFICE DETAILS

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