



£775,000  
Gloucester Street  
Winchcombe GL54 5LX





## THE PROPERTY

A detached Cotswold stone and half timber Victorian gothic C19th house with private driveway parking and a garage, set within a superb approx. 1/4 acre, centrally located plot.

This Grade II Listed house has a great many character features including a minstrel's gallery, stone mullion windows, gothic arches and oak floors.

There is a sitting room with woodburner and fitted book shelves, a second sitting room/study, a kitchen/breakfast room with utility area, a recently added conservatory, a cloakroom, two bath/shower rooms, three double bedrooms and a stone outbuilding with power, light and drainage.

The wonderfully mature and private rear garden is of particular note and contains a wide variety of trees, a terrace, a large lawn, a log store, a wooden shed and a greenhouse.

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## 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)

## 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.















## Gloucester Street, Winchcombe, Cheltenham, GL54

Approximate Area = 1588 sq ft / 147.5 sq m

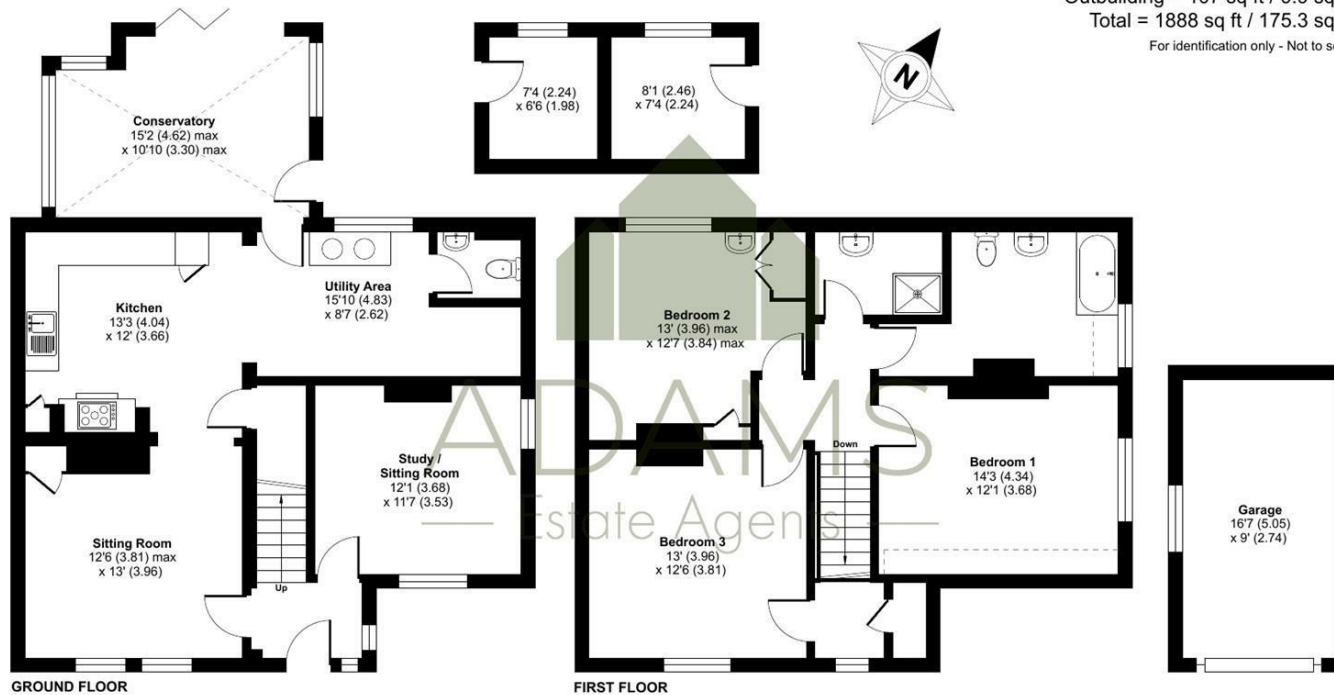
Limited Use Area(s) = 40 sq ft / 3.7 sq m

Garage = 153 sq ft / 14.2 sq m

Outbuilding = 107 sq ft / 9.9 sq m

Total = 1888 sq ft / 175.3 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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2024. Produced for Adams Estate Agents Limited. REF: 1207023



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