



GUIDE PRICE
£600,000
Crispin Road
Winchcombe GL54 5JX

THE PROPERTY

Sold by Adams

A rare opportunity to acquire a substantially extended four double bedroom detached bungalow within walking distance of Winchcombe's amenities.

This beautifully presented property features an impressive 5.6 m (18 ft) sitting room, a superb kitchen/dining room with island unit and bifolding doors to the south-west facing garden terrace, a principal bedroom with built-in wardrobes and an ensuite shower room, three further double bedrooms, a family bathroom with separate shower, a garage and ample block-paved driveway parking and a garden studio and store.

4



2



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







Crispin Road, Winchcombe, Cheltenham, GL54

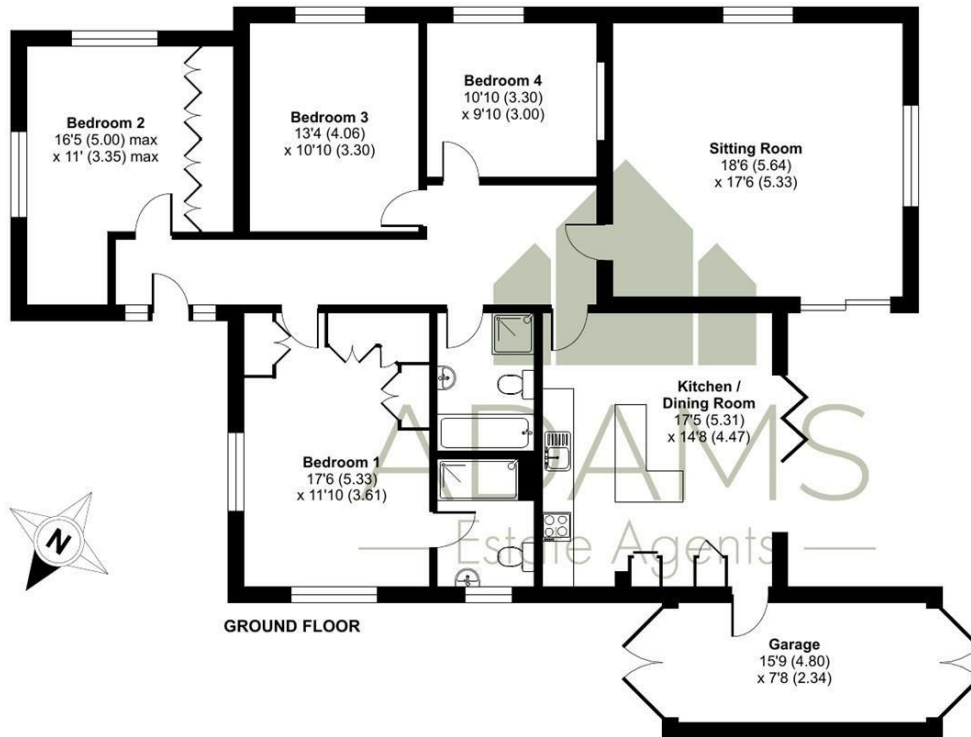
Approximate Area = 1585 sq ft / 147.2 sq m

Garage = 121 sq ft / 11.2 sq m

Outbuilding = 152 sq ft / 14.1 sq m

Total = 1858 sq ft / 172.5 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2024. Produced for Adams Estate Agents Limited. REF: 1220081



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