

GUIDE PRICE

£625,000

Brydges Close

Winchcombe GL54 5GE



## THE PROPERTY

**\*Sold by Adams\*** Tucked away on a no-through road and with a lovely leafy outlook over the Dell, an extended, much upgraded and immaculately presented four bedroom house.

Features of this light and spacious property include a refitted kitchen and dining room with island unit opening into a superb family room to the rear with large roof lantern, a dual aspect sitting room with French doors to the garden, a cloakroom, a useful and well-designed entrance porch, a principle bedroom with ensuite and built-in wardrobes, three further bedrooms (two of which have built-in wardrobes) and a family bathroom. The rear garden has been designed for low-maintenance and includes a paved terrace providing various seating areas, a raised lawn and well-stocked borders. The garage has a useful pedestrian side door and the driveway to the side and front gives space for several vehicles.

4



2



3



## 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 property broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)













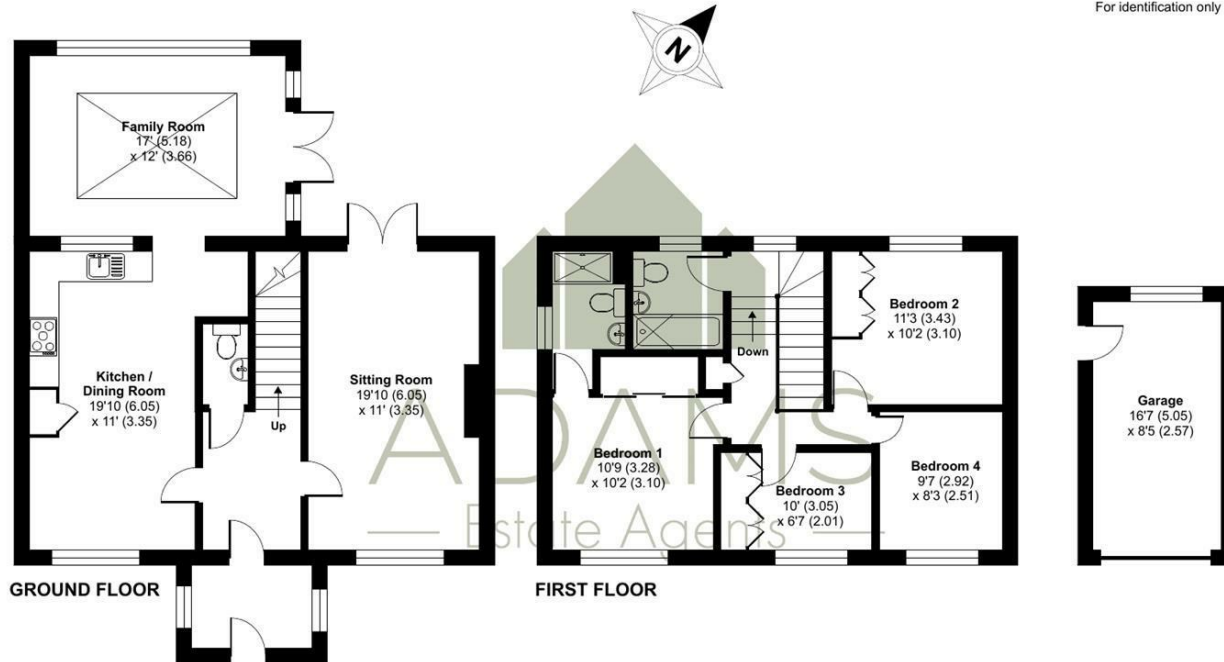
## Brydges Close, Winchcombe, Cheltenham, GL54

Approximate Area = 1457 sq ft / 135.4 sq m

Garage = 140 sq ft / 13 sq m

Total = 1597 sq ft / 148.4 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

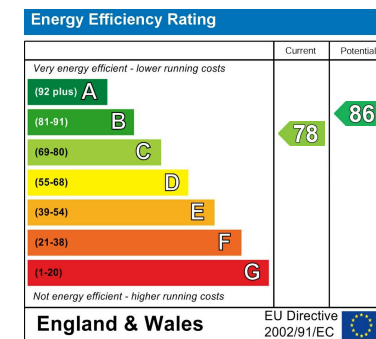
Tewkesbury Borough Council

### 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). © nchecom 2025. Produced for Adams Estate Agents Limited. REF: 1232960



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