



GUIDE PRICE  
£585,000

Gretton GL54 5EP



## THE PROPERTY

**\*Sold (stc) by Adams\***

A detached non-estate four bedroom village house with two bath/shower rooms and rear gated access onto the playing fields.

Smartly presented throughout and with a lovely leafy outlook, features include a well-tended and private rear garden, an integral garage and driveway parking, an impressive 7.5m (24ft) sitting room with a woodburner, a conservatory overlooking the garden, an L-shaped kitchen and dining room and a cloakroom off the entrance hall.

On the first floor is a principal bedroom with an ensuite shower room and fitted wardrobes, three further bedrooms and a modern family bathroom with bath and separate shower.

4



2



3



## SITUATION

The village of Gretton is situated on the edge of the Cotswolds, within the Area of Outstanding Natural Beauty and approximately 2 miles north of the historic town of Winchcombe where there is a range of amenities including shops, schools, doctors, dentists, churches, bus services and public houses. Evesham, Cheltenham, Gloucester and Tewkesbury are easily accessible as is the M5 Motorway approximately 9 miles away. Gretton itself has a thriving village community, with a Primary School, church, village hall, recently refurbished play area and a well regarded pub, The Royal Oak.

## 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)

















Denotes restricted  
head height

## Gretton, Cheltenham, GL54

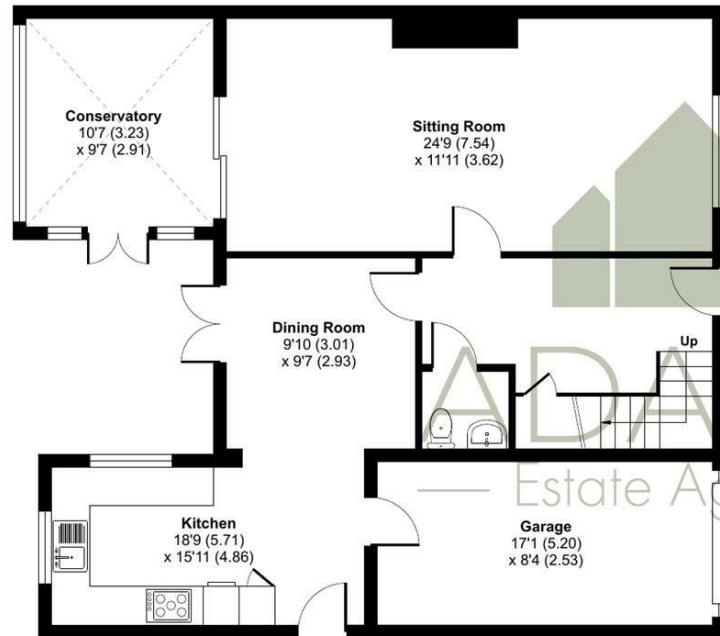
Approximate Area = 1316 sq ft / 122.2 sq m

Limited Use Area(s) = 195 sq ft / 18.1 sq m

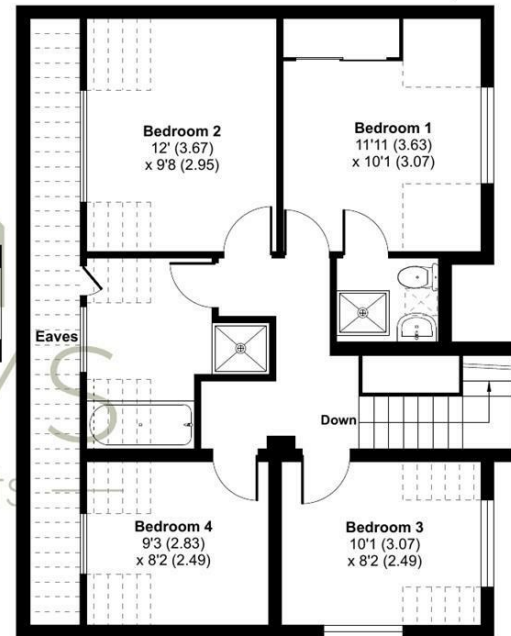
Garage = 142 sq ft / 13.1 sq m

Total = 1653 sq ft / 153.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

### TENURE

Freehold

### LOCAL AUTHORITY

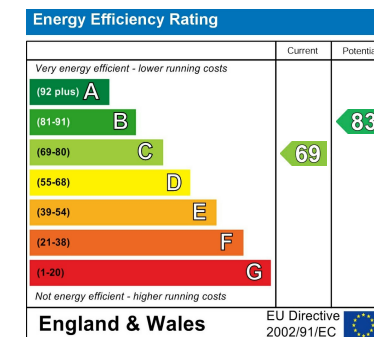
Tewkesbury Borough Council

### COUNCIL TAX BAND

E

### 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). © nñchecom 2025. Produced for Adams Estate Agents Limited. REF: 1250252



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