



GUIDE PRICE
£750,000
Charingworth
Broadway Road Winchcombe GL54 5JN



THE PROPERTY

Situated in a commanding position with views to the Cotswold escarpment, a three double bedroom detached house with generous gardens, a garage and driveway parking, available with no onward chain. Built in the early 2000s in the exclusive Charingworth development, the property features beautifully proportioned living space, two dual aspect reception rooms, a kitchen/breakfast room with adjoining utility room and an entrance hall with cloakroom.

The first floor comprises a principal bedroom with built in wardrobes and an ensuite bathroom and there are two further double bedrooms served by a separate shower room.

Both the beautiful Cotswold countryside and the fantastic amenities of Winchcombe are close at hand.

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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, electricity, water and drainage are connected. Gas central heating via boiler.

The owner of the property would be a director of The Charingworth Management Company Ltd which administers the communal areas. The current annual service charge in respect of this property is £66 which goes towards maintenance of the private driveway and lighting.

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







Broadway Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1626 sq ft / 151.1 sq m

Garage = 275 sq ft / 25.5 sq m

Total = 1901 sq ft / 176.6 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

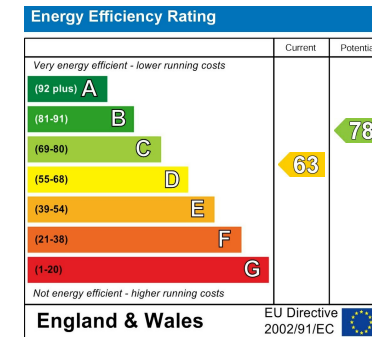
Tewkesbury Borough Council

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: 1254139



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