



GUIDE PRICE
£825,000
Cheltenham Road
Winchcombe GL54 5ND

THE PROPERTY

A dressed stone detached Georgian townhouse with a lovely secluded south facing landscaped garden that extends down to the infant River Isbourne. Here you can enjoy the fabulous area for outdoor entertaining and dining, alongside a pretty Summer House. Views across open countryside and the Cotswold Way complete the setting. There are good services throughout the garden for both power and water. This superbly presented property was substantially extended and remodelled in recent years to seamlessly blend original character with contemporary fittings and features impressive living space and an integral garage with electric door. The bespoke kitchen with large island unit and breakfast bar sit under a roof lantern fitted with thermal blinds. It also has underfloor heating and a range of NEFF appliances. Bi-folding doors lead onto a decked terrace with space for alfresco dining. There is an adjoining scullery leading to a utility and cloakroom and the rear of the garage. The sitting room has an open fire and there are two further reception rooms to the front. Upstairs offers three double bedrooms, two of which have decent sized built in wardrobes. These are served by a large family shower room, which includes a large linen cupboard. The top floor is given over to an impressive principal bedroom suite, alongside a dressing area complete with roll top bath, large shower and his and hers vanity unit. Under eaves hanging space gives ample storage. Whether you love hiking or exercising your dog, Winchcombe is blessed with miles of footpaths and tracks right on the door step of the property.

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







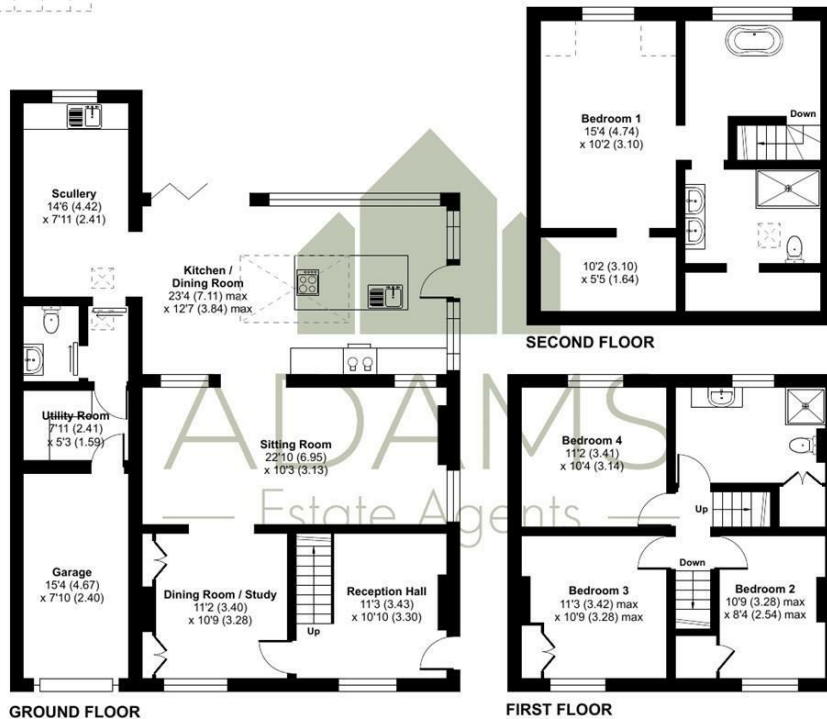
Cheltenham Road, Winchcombe, Cheltenham, GL54



Denotes restricted head height

Approximate Area = 1938 sq ft / 180 sq m
 Limited Use Area(s) = 49 sq ft / 4.5 sq m
 Garage = 121 sq ft / 11.2 sq m
 Total = 2108 sq ft / 195.7 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

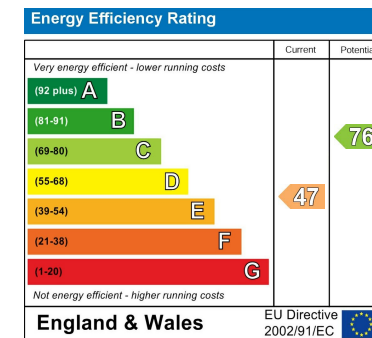
Tewkesbury Borough Council

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). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1208387



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