

GUIDE PRICE
£600,000
Pennylands Way
Winchcombe GL54 5GB

THE PROPERTY

In a prime position on the development with an open outlook giving a sense of light and space, an immaculately presented and much improved four bedroom detached house with two bath/shower rooms, a beautifully stocked and part-walled garden and a garage and driveway to the rear.

Built by Bloor Homes in 2015 and offered with the balance of the New Build Warranty, the property features hardwood shutters in the main rooms, a 19ft (6m) kitchen/dining room, a spacious sitting room with a woodburner, a bay window, wall panelling and French doors to the garden, a welcoming entrance hall with adjoining cloakroom, a principal bedroom with built in wardrobes and an ensuite shower room, three further bedrooms (two of which are dual aspect) and a family bathroom.

4



2



2



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

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.







Pennylands Way, Winchcombe, Cheltenham, GL54

Approximate Area = 1207 sq ft / 112.1 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1357 sq ft / 126 sq m

For identification only - Not to scale

TENURE

Freehold

LOCAL AUTHORITY

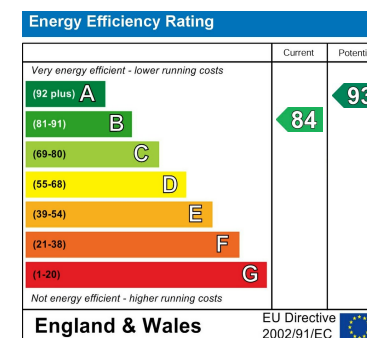
Tewkesbury Borough Council

COUNCIL TAX BAND

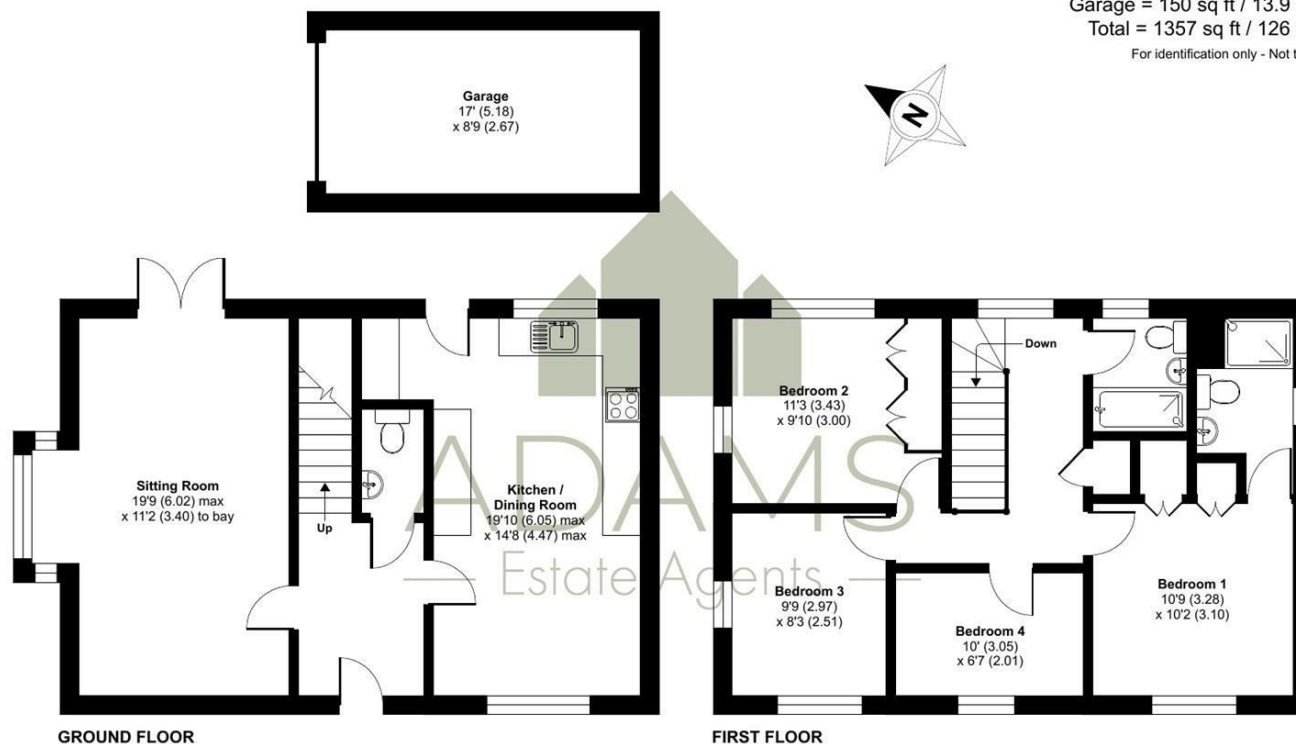
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VIEWINGS

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). © nichcom 2024. Produced for Adams Estate Agents Limited. REF: 1203625



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