



GUIDE PRICE  
£335,000  
Cowl Lane  
Winchcombe GL54 5RA





## THE PROPERTY

Offered with driveway parking and a stone workshop/store, a two double bedroom, two ensuite semi-detached stone cottage, peacefully situated on a lane close to Winchcombe's amenities.

This superbly maintained property features a private walled courtyard garden, a spacious kitchen and dining room, a sitting room with woodburner and French doors to the garden, a cloakroom and two double bedrooms each with a shower/bathroom.

Currently run as a well-established and successful holiday let and with no onward chain.

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## ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas central heating 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)

## 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.













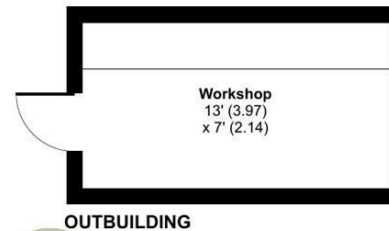
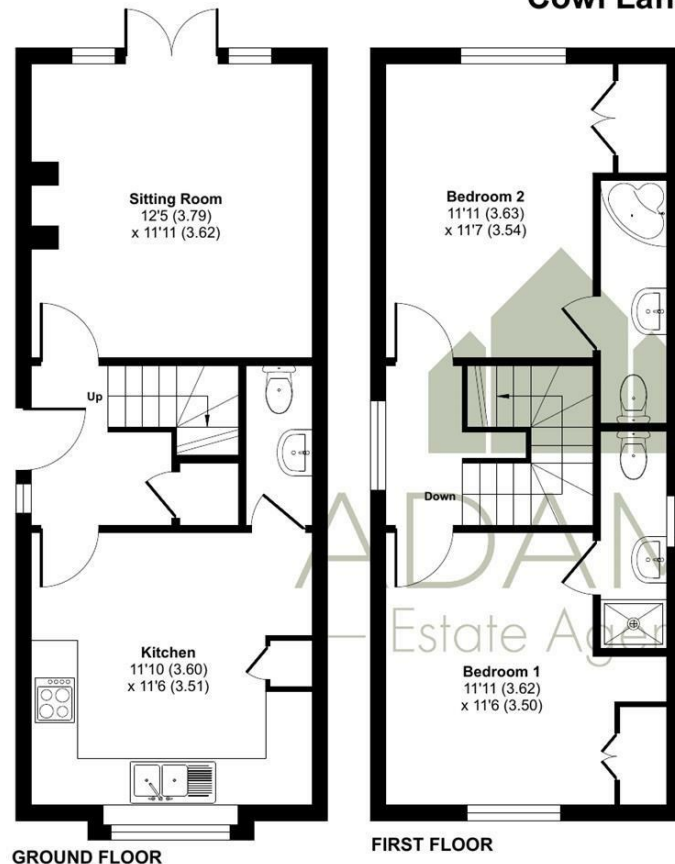
## Cowl Lane, Winchcombe, Cheltenham, GL54

Approximate Area = 750 sq ft / 69.6 sq m

Outbuilding = 91 sq ft / 8.4 sq m

Total = 841 sq ft / 78 sq m

For identification only - Not to scale



OUTBUILDING

### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

Exempt

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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: 1269070



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