

GUIDE PRICE
£625,000

Gretton, Cheltenham GL54 5EY

THE PROPERTY

A comprehensively and beautifully renovated C17th Grade II Listed Cotswold stone period village cottage of great quality. Situated in the heart of Gretton, this semi-detached house was substantially extended in the 1970s and a full refurbishment programme has been carried out to highlight the wealth of character features.

Comprises driveway parking to the front, a bespoke kitchen/breakfast room, a lovely light dual aspect dining room, a sitting room with a contemporary woodburner, a useful study area and a cloakroom.

On the first floor is a principal bedroom with ensuite shower room, two further bedrooms, all with beautifully exposed timbers and a bathroom.

There are two superbly stocked areas of garden, one to the front and to the rear, via a right of way over the neighbour's driveway, is a south-facing and incredibly private garden. Here there is a substantial outbuilding which gives great scope for conversion to a variety of uses, subject to the necessary consents.

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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. Cheltenham, Broadway and Stow 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 boiler.

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







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Approximate Area = 1169 sq ft / 108.6 sq m

Limited Use Area(s) = 68 sq ft / 6.3 sq m

Outbuildings = 348 sq ft / 32.3 sq m

Total = 1585 sq ft / 147.2 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

D

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: 1285537



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