



GUIDE PRICE
£280,000
Kenelm Rise
Winchcombe GL54 5JU

ADAMS

THE PROPERTY

Sold by Adams

Situated on a corner plot opposite The Dell linear park and with views to the hills, a spacious two bedroom semi-detached house with great potential.

Available with no onward chain, the property would benefit from updating throughout and has the scope for extension subject to the necessary permissions.

Comprising a driveway and garage beyond the west facing rear garden, a sitting room, a separate dining room and small sun room, a kitchen, two well-proportioned bedrooms and a shower room.

2



1



2



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

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





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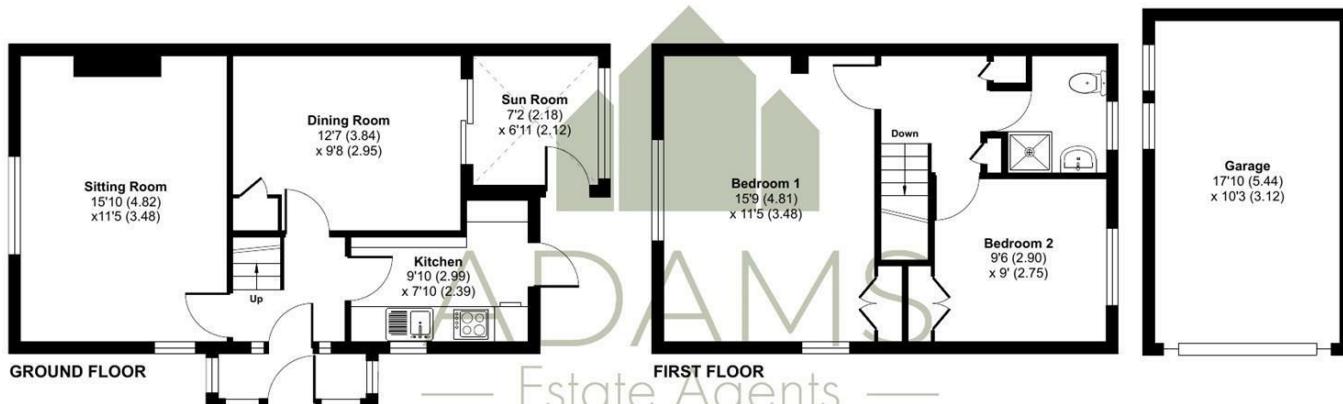
Kenelm Rise, Winchcombe, Cheltenham, GL54

Approximate Area = 885 sq ft / 82.2 sq m

Garage = 183 sq ft / 17 sq m

Total = 1068 sq ft / 99.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2025. Produced for Adams Estate Agents Limited. REF: 1289484

TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(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.



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