



GUIDE PRICE
£595,000
The Sherry
Temple Guiting GL54 5RP



THE PROPERTY

Set within an impressive sized plot on a no-through village road, a spacious and light three double bedroom link-detached house.

Situated in the highly sought-after Cotswold village of Temple Guiting, the property would benefit from refurbishment and has great potential subject to the necessary permissions.

Featuring a long driveway providing ample parking, a garage with power and light and large mature front and rear gardens that contain a great variety of trees, plants and a vegetable garden.

Internally, there is a welcoming entrance hall with cloakroom, a dual aspect sitting room with a stone fireplace and woodburner, a dual aspect dining room/study, and a kitchen/dining conservatory with island unit.

Upstairs there is a refitted and spacious bathroom along with three generous double bedrooms.

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SITUATION

Temple Guiting is a quintessential Cotswold village in the beautiful Windrush Valley within the AONB. There is a C12th church, a village hall and playing field, and a very well-regarded local primary school which is in the catchment for the 'Outstanding' Cotswold School in Bourton on the Water (approx. 7 miles).

The nearby towns of Winchcombe and Stow-on-the-Wold (both approx. 6 miles) provide shopping, recreational and medical facilities and a wider range can be found in the Spa town of Cheltenham (approximately 13 miles).

Direct railway services to London Paddington are available from Moreton-in-Marsh (approx. 9 miles).

ADDITIONAL INFORMATION

Mains electricity and water are connected. Oil fired central heating and hot water via combi boiler, fitted 2023. Private drainage.

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



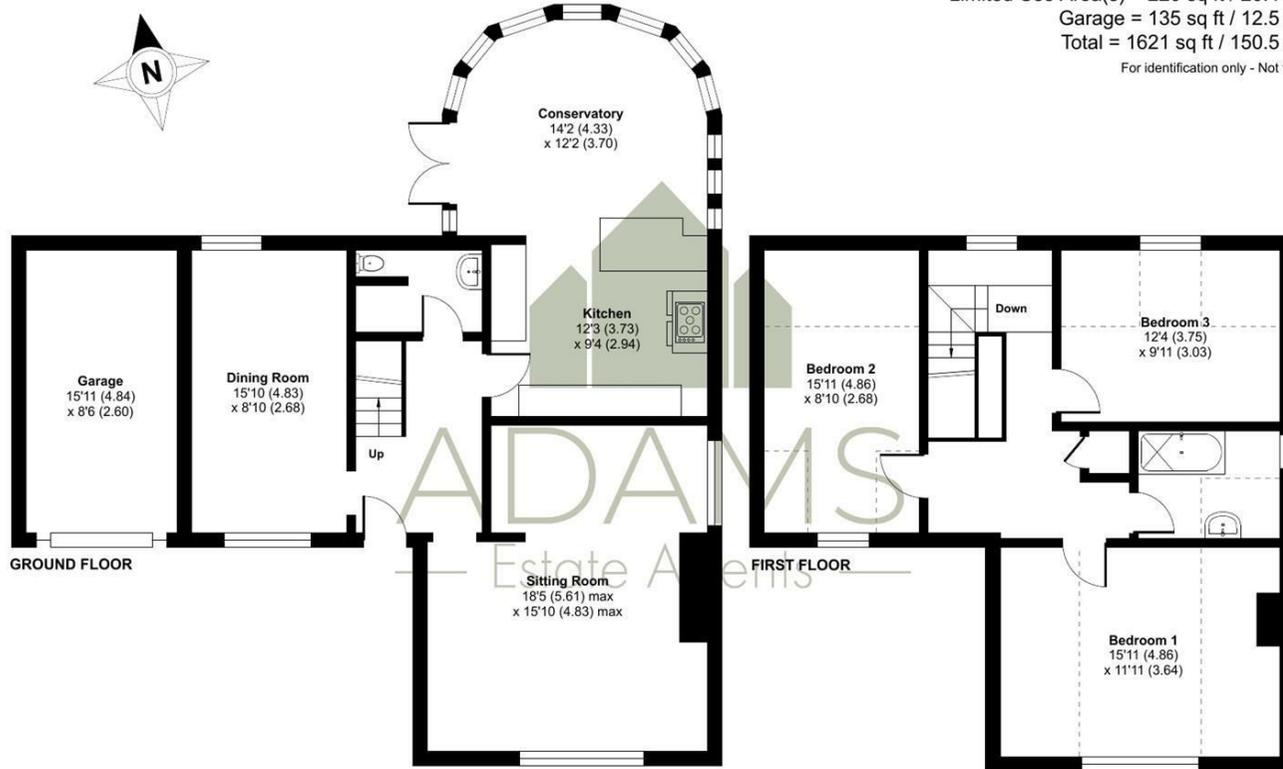
ADAMS
— Estate Agents —





The Sherry, Temple Guiting, Cheltenham, GL54

Approximate Area = 1266 sq ft / 117.6 sq m
 Limited Use Area(s) = 220 sq ft / 20.4 sq m
 Garage = 135 sq ft / 12.5 sq m
 Total = 1621 sq ft / 150.5 sq m
 For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

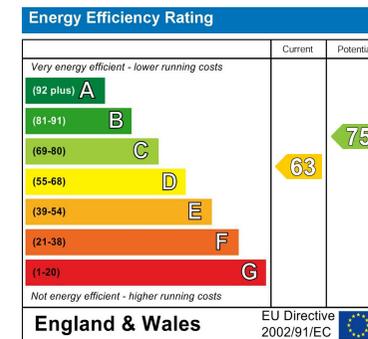
Cotswold District Council

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). © nchecon 2025. Produced for Adams Estate Agents Limited. REF: 1301461



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