

GUIDE PRICE
£600,000
Kenulf Road
Winchcombe GL54 5JL

THE PROPERTY

Sold (stc) by Adams

With spectacular views over open fields to the Cotswold Hills, an exceptional detached bungalow on a private no-through road with bright, spacious and beautifully presented accommodation.

Features include an impressive L-shaped sitting and dining room with a vaulted ceiling, exposed stonework and timbers and sliding doors to the garden, a smart kitchen with integrated appliances and breakfast bar under a wonderfully light atrium, a principal bedroom which overlooks the garden and is served by a modern bathroom, a guest bedroom with ensuite shower/wet room and a laundry cupboard and a further bedroom/study.

The private and south-east facing rear garden has been thoughtfully landscaped to include various seating areas, a lawn, a variety of plants providing interest throughout the year and secluded area from which to enjoy views over the infant River Isbourne.

The front of the property has been attractively designed to incorporate a block paved driveway which leads to an integral garage.

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SITUATION

Winchcombe is an ancient Saxon town, beautifully situated on the famous Cotswold Way, just 7 miles north-east of Cheltenham. This location offers excellent connectivity (approx. 2hrs to London Paddington by train from Cheltenham), with Broadway 8 miles and Gloucester 16 miles away.

Nestled within the Cotswolds Area of Outstanding Natural Beauty, the town features many listed properties. The thriving community provides an excellent range of amenities, including independent shops, supermarkets, pubs, restaurants, doctors/dental surgeries, and a library, plus a primary and a secondary school.

The town's cultural and recreational life is enhanced by two key assets: the Isbourne Arts Centre, a vibrant venue for music, drama, and community events; and the Winchcombe Park, which offers a Multi-Use Games Area (MUGA), a skate park, an outdoor gym, and picnic areas, strengthening the local community spirit.

ADDITIONAL INFORMATION

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

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











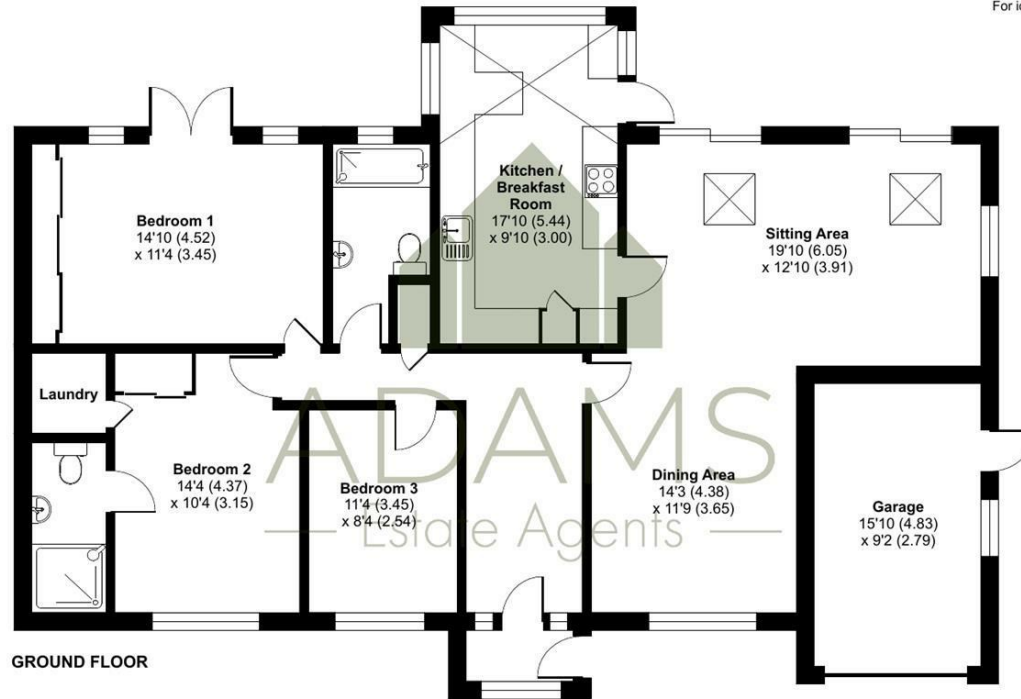
Kenulf Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1343 sq ft / 124.7 sq m

Garage = 147 sq ft / 13.6 sq m

Total = 1490 sq ft / 138.4 sq m

For identification only - Not to scale



GROUND FLOOR

TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

E

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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: 1238605



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