



GUIDE PRICE  
£625,000  
Gloucester Street  
Winchcombe GL54 5LX



## THE PROPERTY

A completely renovated and remodelled period Winchcombe town house totalling 2241 square feet (208 m2), which has been skilfully and sympathetically restored to the highest standards.

A 'very handsome' (according to English Heritage) and vastly extended Grade II Listed property which now shows off its authentic C18th character features within the context of a complete range of contemporary fittings.

The rear wing features an impressive and beautifully fitted kitchen and dining room with a double bedroom and ensuite above, accessed via its own staircase giving a private and self-contained feel.

There is a ground floor study/playroom (with cellar below) that has bifolding doors onto a small courtyard and a path leads to a private newly lawned and fenced garden which also has a pedestrian right of way to Back Lane.

In the original front part of the house there is a comfortable sitting room with woodburner, a cloakroom, and a double bedroom with ensuite on both the first and second floors.

Note: some of the internal photographs include computer generated furnishings.

Available with no onward chain.

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## 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.

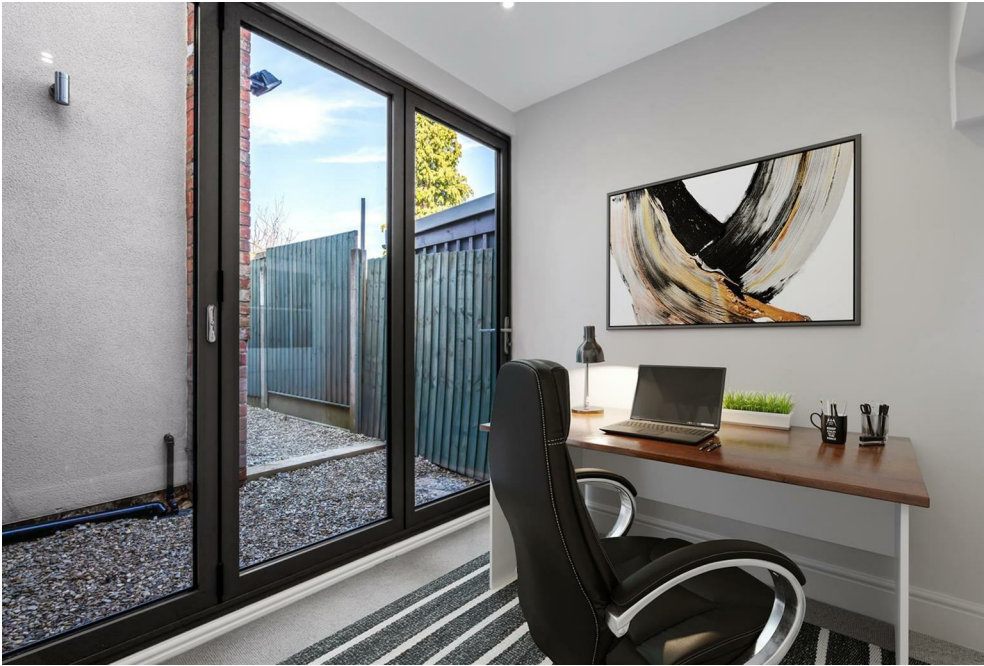
## ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas central heating 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](https://checker.ofcom.org.uk)













## Gloucester Street, GL54

Approximate Area = 2146 sq ft / 199.4 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Total = 2241 sq ft / 208.2 sq m

For identification only - Not to scale

Denotes restricted  
head height

## TENURE

Freehold

## LOCAL AUTHORITY

Tewkesbury Borough Council

## COUNCIL TAX BAND

D

## VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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). © nrichcom 2025. Produced for Adams Estate Agents Limited. REF: 1254215



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