

GUIDE PRICE

£1,375,000

Gretton Road

Winchcombe GL54 5EJ



## THE PROPERTY

An elegant detached Edwardian house with generous and superbly stocked gardens and wonderful views to the hills, situated within easy reach of Winchcombe's many amenities.

Featuring well-proportioned rooms, high ceilings and character features typical of its period, the property also has a self-contained two-storey annexe.

Exuding a sense of space and light, the house has a welcoming entrance hall, a beautifully refitted contemporary kitchen/breakfast room with breakfast bar and integrated appliances, a bay-fronted sitting room and separate dining room, a further reception room to the rear, a conservatory and a utility room.

On the first floor there is a principal bedroom with ensuite shower room, three further spacious bedrooms and a refitted family bathroom.

The annexe, which forms the original part of the property and has exposed stonework and timbers, mullion windows and woodblock flooring, comprises a sitting room, a kitchen and a bedroom with ensuite shower room.

Plentiful off road parking is available on the driveway which leads to a substantial garage and workshop.

The sunny gardens are of particular note and contain a great variety of mature plants and trees.

5



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5



## 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. Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)















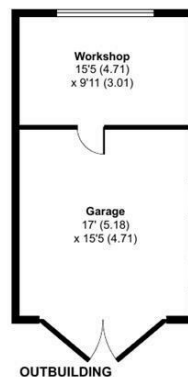
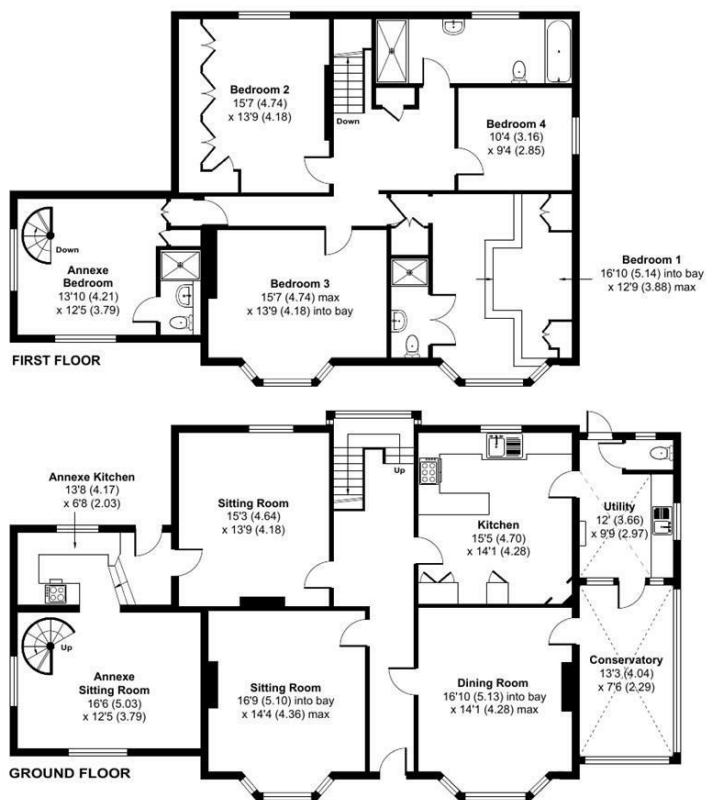
## Gretton Road, Winchcombe, Cheltenham, GL54

Approximate Area = 2993 sq ft / 278 sq m

Outbuilding = 420 sq ft / 39 sq m

Total = 3413 sq ft / 317 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

G

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		83
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	53	83
(1-20) <b>G</b>		
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). © nñchecom 2025. Produced for Adams Estate Agents Limited. REF: 1300852



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