



GUIDE PRICE  
£695,000  
Riverside  
Winchcombe GL54 5JP



## THE PROPERTY

**\*Sold by Adams\***

A previously four bedroom detached house (now three doubles) situated on the select Riverside development on a tranquil no-through road, within walking distance of the amenities and countryside paths.

Featuring a double garage and beautifully maintained gardens including a garden office/studio, the property comprises a wonderful L-shaped kitchen and dining room with Aga, island unit and utility area opening into a 7.8m (25ft) garden room with large roof lantern, a sitting room with inset woodburner, and a cloakroom.

On the first floor, the spacious principal bedroom is formed from two rooms and could be reinstated straightforwardly if needed. The second bedroom has an ensuite and there is a further bedroom/study and a family bathroom.

The landscaped rear garden has a raised lawn with a selection of mature trees at the borders. There are two seating terraces and a garden studio, ideal as a home office.

A tarmac driveway at the front of the property provides parking for several cars and the attractive detached double garage has an electric up-and-over door, a pitched roof and power and light.

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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 and hot water via boiler.

Broadband connection and Mobile coverage: Fibre to the property (Superfast) broadband has been arranged. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)







#### OFFICE ADDRESS

Hereford House, 20 North  
Street, Winchcombe,  
Cheltenham, Gloucestershire,  
GL54 5PS

#### OFFICE DETAILS

01242 603601  
sales@adamsestateagents.com  
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#### TENURE

Freehold

#### LOCAL AUTHORITY

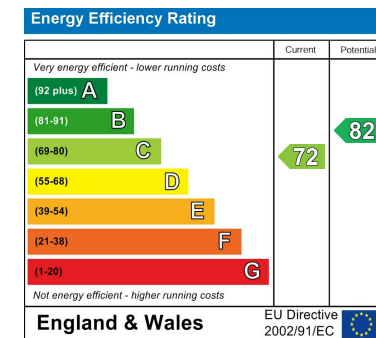
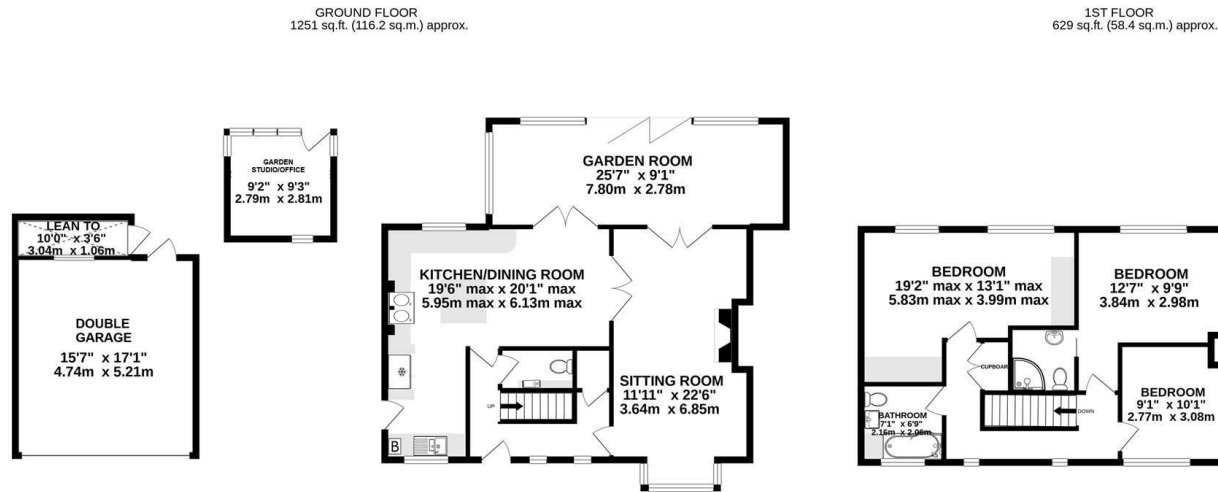
Tewkesbury Borough Council

#### 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