



GUIDE PRICE

£580,000

Redwood Close

Gretton GL54 5JW

## THE PROPERTY

\*Sold (stc) by Adams\*

A high quality detached three double bedroom house on a select, edge of village development, built by Spitfire Bespoke Homes in 2019 and with lovely countryside views.

Built in Cotswold stone, appointed to a superb specification throughout and with ground floor underfloor heating, the property is in a lovely corner-plot position and features a private and sunny south-west facing garden, a garden office/studio, an impressive 6m open plan kitchen/dining and family room with island unit, integrated appliances and bi-folding doors to the garden, a comfortable sitting room with French doors, a ground floor cloakroom, three double bedrooms (two with built-in wardrobes) and two smart bath/shower rooms.

There is space for several vehicles on the block paved driveway that leads to the detached garage which has an electric door and an EV charging point.

3



2



2



## SITUATION

The village of Gretton is situated on the edge of the Cotswolds, within the Area of Outstanding Natural Beauty and approximately 2 miles north of the historic town of Winchcombe where there is a range of amenities including shops, schools, doctors, dentists, churches, bus services and public houses. Evesham, Cheltenham, Gloucester and Tewkesbury are easily accessible as is the M5 Motorway approximately 9 miles away. Gretton itself has a thriving village community, with a Primary School, church, village hall, recently refurbished play area and a well regarded pub, The Royal Oak.

## ADDITIONAL INFORMATION

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

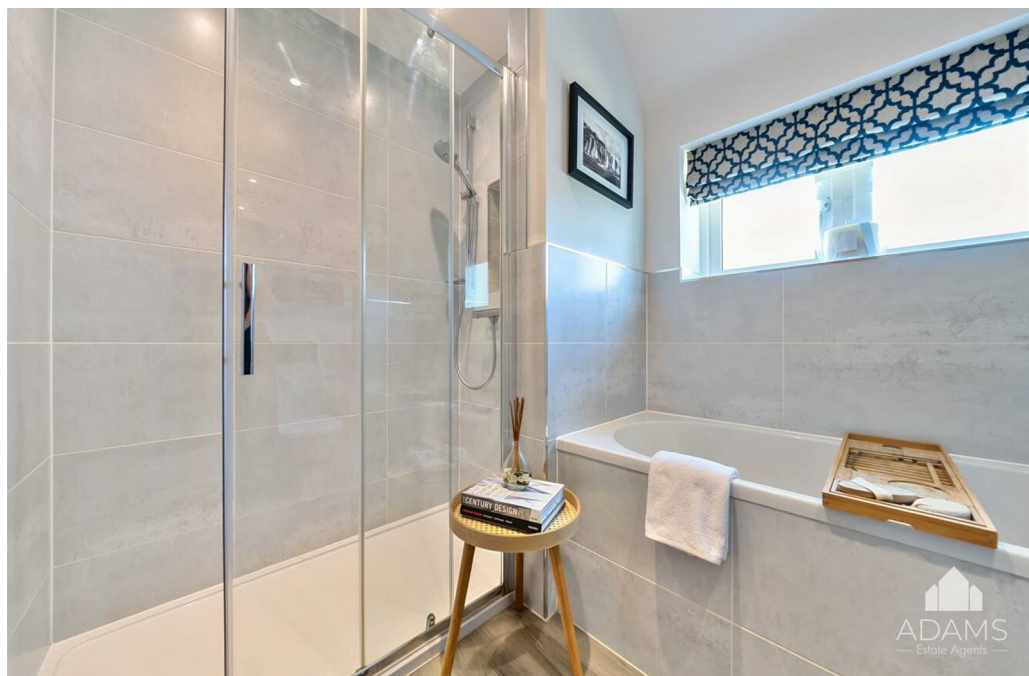
Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

The Hillcroft (Gretton) Management Company Ltd is run by the residents and the yearly service charge to maintain the communal areas for 2025 was 297.84. The figure is set at approx. £600 per year but any surplus is credited to the residents for the following year.









## Redwood Close, Gretton, Cheltenham, GL54

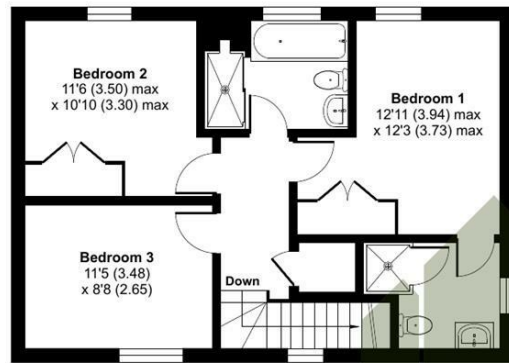
Approximate Area = 1138 sq ft / 105.7 sq m

Garage = 205 sq ft / 19 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Total = 1403 sq ft / 130.2 sq m

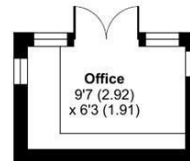
For identification only - Not to scale



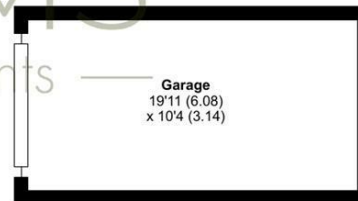
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



Garage  
19'11 (6.08)  
x 10'4 (3.14)



### 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) <b>A</b>                          |           | <b>95</b>               |
| (81-91) <b>B</b>                            | <b>85</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (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). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1311047



### OFFICE ADDRESS

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

### OFFICE DETAILS

01242 603601  
sales@adamsestateagents.com  
www.adamsestateagents.com