



GUIDE PRICE

£499,950

Broadway Road

Winchcombe GL54 5JJ

THE PROPERTY

Exceptional Development Opportunity on Broadway Road, Winchcombe.

A rare and exciting opportunity to create a bespoke family residence in a prime Winchcombe location. This detached three-bedroom bungalow, in need of renovation, is sold with fully granted planning permission for a substantial extension and loft conversion (24/00913/FUL - Tewkesbury).

The approved drawings detail a significant transformation, including a large extension and a proposed loft floor plan with a dormer, allowing conversion into a spacious modern home. Crucially, these plans do justice to the setting, maximizing the fantastic views and private plot. Set behind a long driveway off Broadway Road, the property offers both seclusion and unbeatable access, being within easy walking distance of Winchcombe's centre and the glorious Cotswold countryside. It currently features a private and mature garden bounded by the River Isbourne, views over open fields, and ample off-road parking leading to a garage.

This is an unmissable chance for buyers to commence work immediately on a project of true potential, available with no onward chain.

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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.

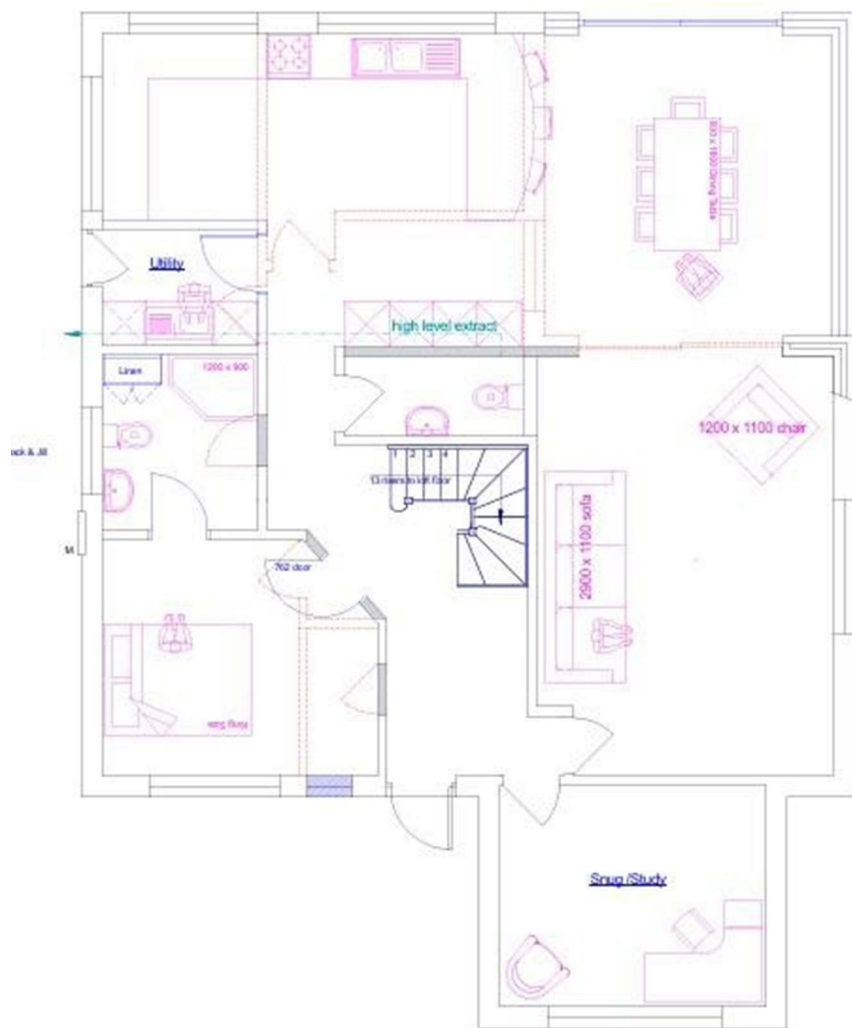
ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are available to be connected.

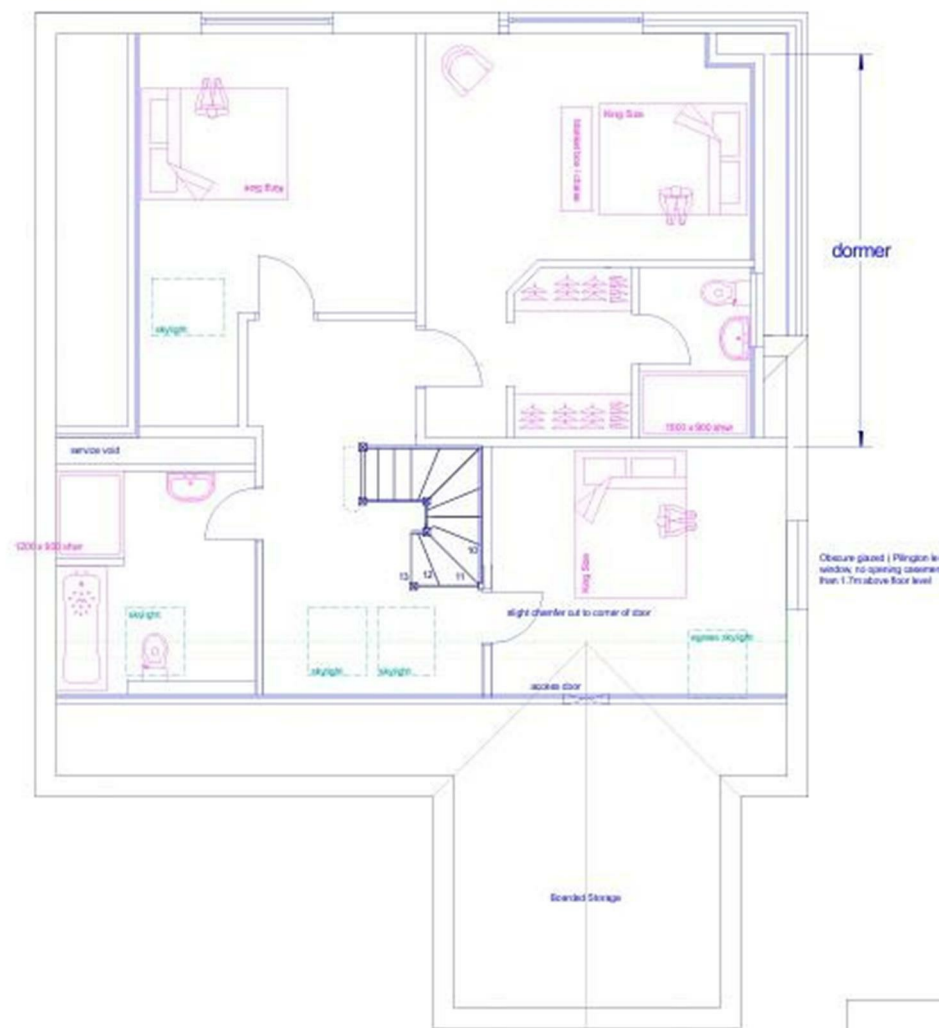
Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected.

Mobile signal available - see: checker.ofcom.org.uk

We understand that the property was affected by surface water flooding in 2007 under previous ownership. Yearly Chance of Flooding: Very Low. (gov.uk)



Proposed Ground Floor Plan 1:50

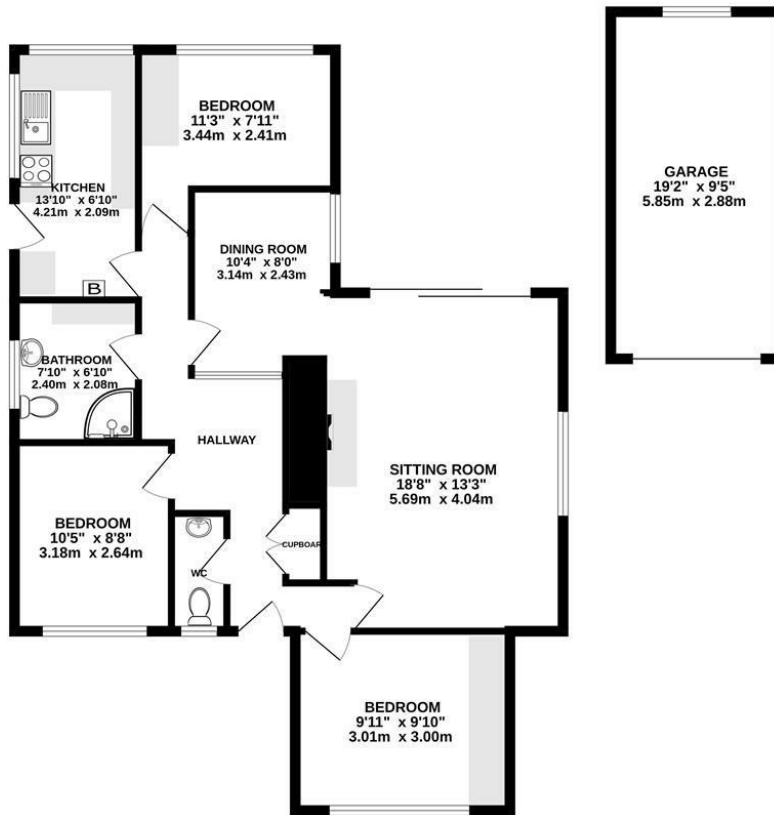


Proposed Loft Floor Plan 1:50





GROUND FLOOR
1090 sq.ft. (101.2 sq.m.) approx.



TOTAL FLOOR AREA: 1090 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TENURE

Freehold

LOCAL AUTHORITY

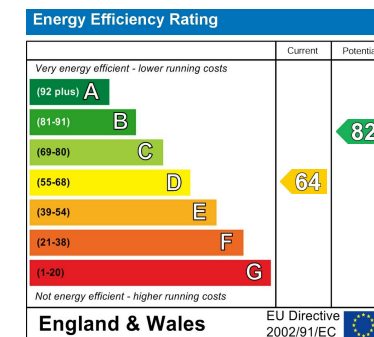
Tewkesbury Borough Council

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



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