



GUIDE PRICE

£450,000

Langley Road

Winchcombe GL54 5QP

THE PROPERTY

With lovely far reaching views over fields, an extended detached three bedroom bungalow, available with no onward chain.

Offering great potential subject to the necessary permissions, the property is beautifully situated on the outskirts of Winchcombe yet is conveniently within reach of the local amenities.

Features include driveway parking for several vehicles, a garage, two reception rooms, a conservatory, a bathroom, a cloakroom, three bedrooms with fitted wardrobes and a large mature rear garden with a superb outlook.

3



1



3



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 connected. Gas central heating and hot water via combi boiler.

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

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









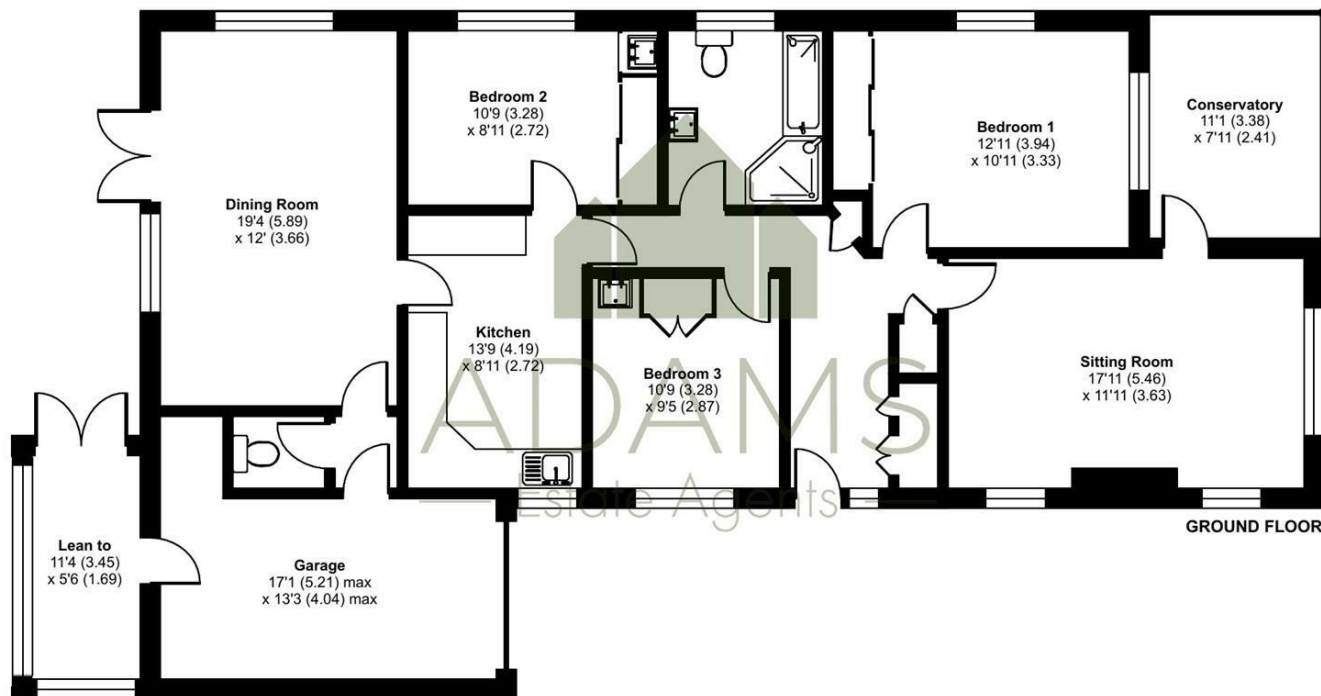
Langley Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1319 sq ft / 122.5 sq m (excludes lean to)

Garage = 169 sq ft / 15.7 sq m

Total = 1391 sq ft / 138.2 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

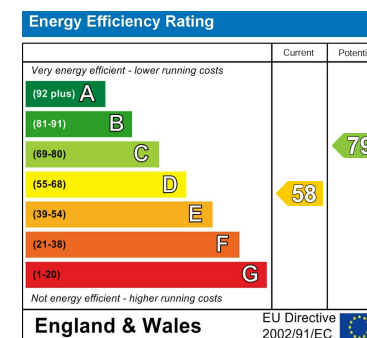
Tewkesbury Borough Council

COUNCIL TAX BAND

E

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Adams Estate Agents Limited. REF: 1217675



OFFICE ADDRESS

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

OFFICE DETAILS

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