



GUIDE PRICE  
£375,000  
North Street  
Winchcombe GL54 5PS

## THE PROPERTY

Located in the heart of historic Winchcombe, this period cottage on North Street offers a perfect blend of character and modern comfort. Ideally situated just moments from the town's renowned independent shops, cafes, and eateries, the property comes with a proven track record as a highly successful long-term holiday let and is available now with no onward chain.

Stepping through the front door, you are greeted by a stunning Sitting/Dining Room, featuring beautiful herringbone flooring, exposed beams, and a magnificent inglenook fireplace housing a Clearview woodburner. To the rear, the kitchen provides a bright space for cooking, complemented by a practical ground floor cloakroom.

Upstairs, the cottage continues to impress with two well-proportioned double bedrooms with high ceilings and a small third bedroom/study. The full family bathroom is a particular highlight, thoughtfully designed with both a bathtub and a separate shower cubicle.

Outside, the property enjoys a low-maintenance private rear garden, complete with a useful store. This is a rare opportunity to acquire a quintessential Cotswold retreat in a prime central location.

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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 National Landscape (formerly the AONB), 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.

A stone's throw from the town centre lies the magnificent Sudeley Castle, a historic Tudor jewel and the final resting place of Queen Katherine Parr. Residents and visitors alike enjoy its ten award-winning gardens, including the stunning Queens' Garden, and a year-round calendar of prestigious events ranging from the magical 'Spectacle of Light' in winter to summer outdoor theatre and artisan festivals.

The town's cultural and recreational life is further enhanced by 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, electricity, water and drainage are connected. Gas central heating via combi boiler.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk







## TENURE

Freehold

## LOCAL AUTHORITY

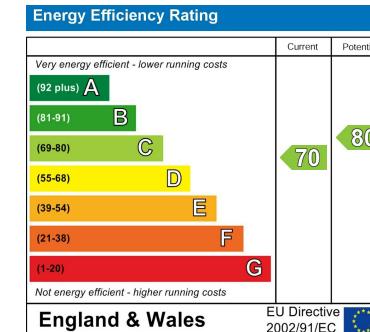
Tewkesbury Borough Council

## COUNCIL TAX BAND

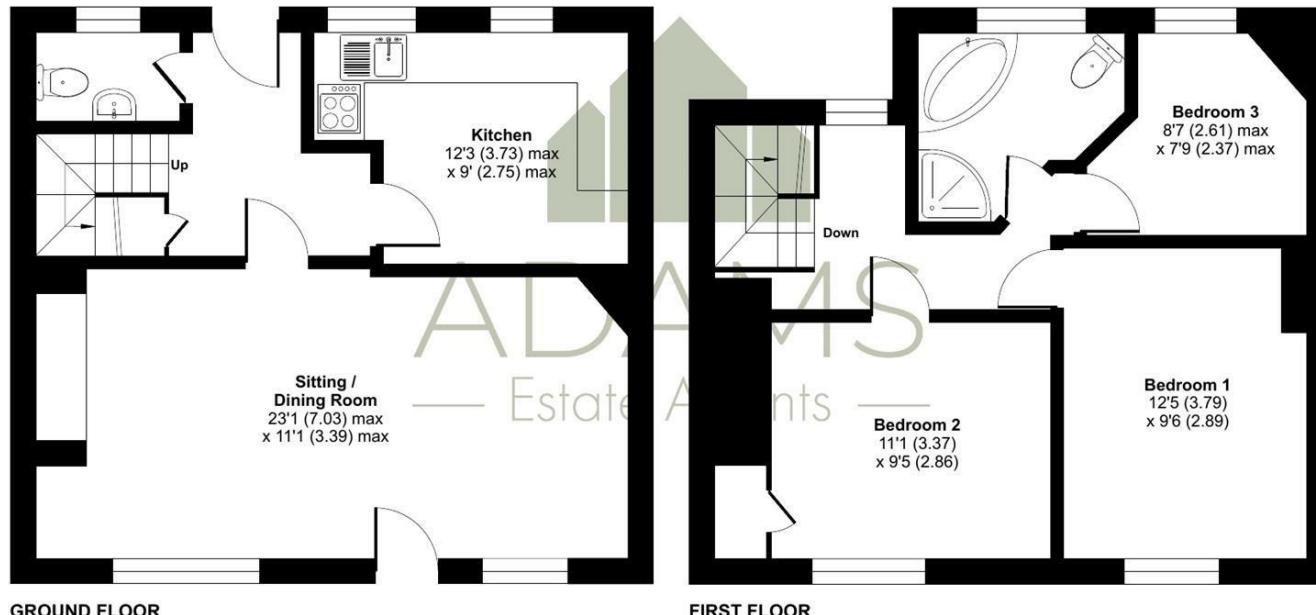
Exempt

## 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). © nchecom 2026. Produced for Adams Estate Agents Limited. REF: 1397694



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