



GUIDE PRICE

£875,000

Queens Square

Winchcombe GL54 5LR



## THE PROPERTY

Built as The King's School in 1618, Jacobean House is one of the finest and most prominent period houses in Winchcombe.

The current owner has overseen a major programme of renovation works resulting in the creation of superb living space whilst retaining the fascinating character of the original Grade II Listed C17th building.

The ground floor is a wonderful sociable space with its semi open-plan living room and kitchen/dining areas complete with an Aga, flagstone flooring and gas fire.

The first floor comprises two comfortable bedrooms with original fireplaces and beautifully exposed timbers and these rooms are served by a modern shower room. The hallway from this level leads to the rear garden.

The dual aspect principal bedroom on the top floor has its own bathroom with free standing roll-top bath.

The immaculately maintained and landscaped rear garden has been designed for ease of maintenance and the detached annexe consists of a bedroom and separate shower room/laundry which would serve equally well for guests as it would as a home office.

Available with no onward chain.

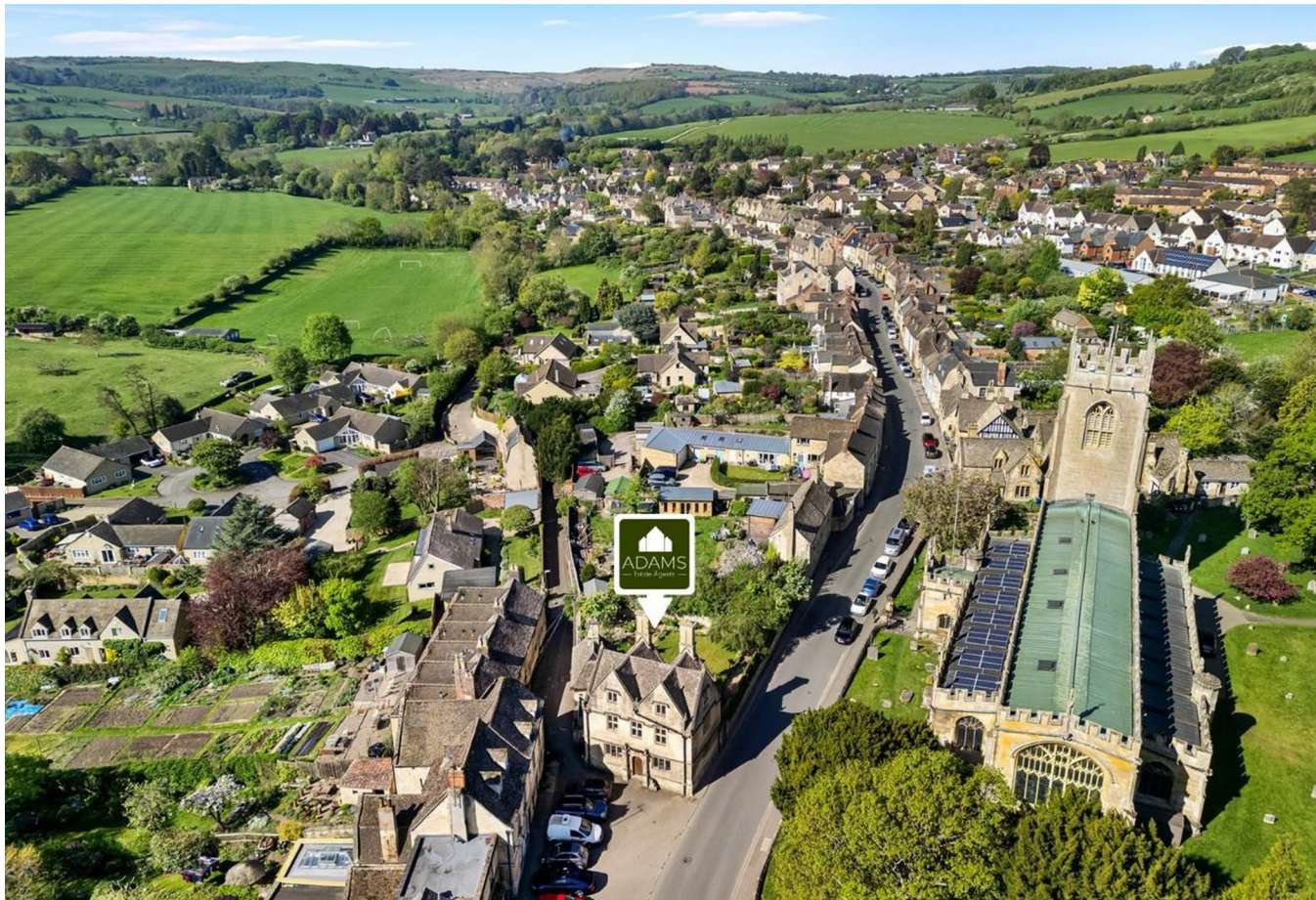
4



3



1



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

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

















GROSS INTERNAL AREA  
TOTAL: 141 m<sup>2</sup>/1,530 sq ft  
GROUND FLOOR: 43 m<sup>2</sup>/467 sq ft, FIRST FLOOR: 54 m<sup>2</sup>/586 sq ft, SECOND FLOOR: 44 m<sup>2</sup>/477 sq ft  
EXCLUDED AREAS: FROG HALL: 17 m<sup>2</sup>/184 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

## TENURE

Freehold

## LOCAL AUTHORITY

Tewkesbury Borough Council

## COUNCIL TAX BAND

F

## 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



## OFFICE ADDRESS

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

## OFFICE DETAILS

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