



Coates House  
Gretton Road | Winchcombe | Gloucestershire | GL54 5EE

# STEP INSIDE

## Coates House

An exceptional opportunity awaits, combining commercial and residential aspects nestled in a prime location in the heart of the historic Cotswold market town of Winchcombe renowned for its rich history Sudeley Castle, home to Katherine Parr, the last wife of Henry VIII, the town has stunning architecture, and a vibrant community.

### THE PROPERTY

This unique property offers a blend of residential comfort and commercial convenience, just 6 miles from Cheltenham and located on the picturesque Cotswold Way, this versatile space is perfect for those seeking a serene yet accessible location.

Coates House integrates commercial and residential possibilities or even complete redevelopment - the current owner has previously looked into converting into three townhouses. Featuring a total gross internal ground floor area of 1,173 square feet, it offers a large reception area, open-plan office space with a glass-partitioned office, kitchen and two toilets. Parking for two cars, a rare find in such a central location. This freehold property is positioned off the dynamic high street of Winchcombe, boasting an appealing glass frontage that benefits from excellent visibility.

This property presents a rare opportunity to own a dual-purpose space in one of the Cotswolds' most sought-after locations. Whether you're looking to combine your living and working environments or simply invest in a prime piece of real estate, this property caters to all needs.

As of now, the ground floor is currently tenanted by British Bespoke Auctions, who will be relocating to larger premises once a buyer is found.





#### KEY FEATURES

- Retail and residential opportunity
- Prime location
- Vacant possession
- Shop frontage
- Parking for two cars
- One bedroom
- Bathroom
- Reception room



**First Floor - Residential apartment with balcony and seating area**

Ascending to the apartment, of which has a separate access from the side of the building, it comprises of hallway, sitting/ dining area, one bedroom, kitchen, and bathroom. This well-conceived layout establishes a comfortable and inviting living space.











# LOCAL AREA

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Over the years, Winchcombe has established itself as one of the most sought-after towns in the Cotswolds. This status is partly due to the growth of amenities in the cultural town centre, which offers discerning buyers a wonderful choice of coffee shops, boutiques, and restaurants, including a Michelin-starred restaurant. Additionally, the town boasts beautiful Cotswold pubs, a doctor's surgery, a bakery, well-stocked shops, and primary and secondary schooling.

Situated in an Area of Outstanding Natural Beauty, Winchcombe is noted for its rolling hills and open countryside, providing some of the best walking and riding landscapes, Cotswold Way is perfect for walking enthusiasts and those who appreciate natural beauty.

While beautifully semi-rural, the town remains extremely accessible, with Cheltenham just six miles away. This proximity makes commuting to Cheltenham's fashionable and cultural town centre easy, as well as its exceptional schools such as The Cheltenham Ladies' College, Cheltenham College, Dean Close, and St. Edwards.

For commuters, transport links are robust, with regular bus routes between Cheltenham and Winchcombe and easy access to the M5 via Tewkesbury and the M4 corridor via the A40/A419. Additionally, there are direct trains from Cheltenham to London, and Kingham station, which can be reached by car in 20 minutes, also provides direct connections.







**Services, Utilities & Property Information**

Utilities – Mains electricity, gas, water, and drainage  
 Tenure - Tenure  
 Property Type – Corner end of terrace  
 Construction Type – Standard – red brick and stone  
 Council Tax for First Floor Flat – Tewkesbury Borough Council  
 Council Tax Band B  
 Commercial Council Tax – current rateable value £9,700. At present moment small business rates apply to existing tenants.  
 Parking – Off-road parking for two cars  
 Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.  
 Internet connection - Ultrafast Fibre Broadband connection available- we advise you to check with your provider.

**Directions**

The property can be found off the main high street in Winchcombe, turn left onto North Street/B4078 and continue to follow the road for 0.2 miles, take the second right onto Greet Road, Coates House will be found immediately on the corner of this road on the left-hand side.

**Viewing Arrangements**

Strictly via the vendors sole agent Kathryn Anderson at Fine & Country on 01608 619919 or 07979 648748. kathryn.anderson@fineandcountry.com

**Website**

For more information visit <https://www.fineandcountry.co.uk/cotswolds-estate-agents>

**Agents Notes**

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

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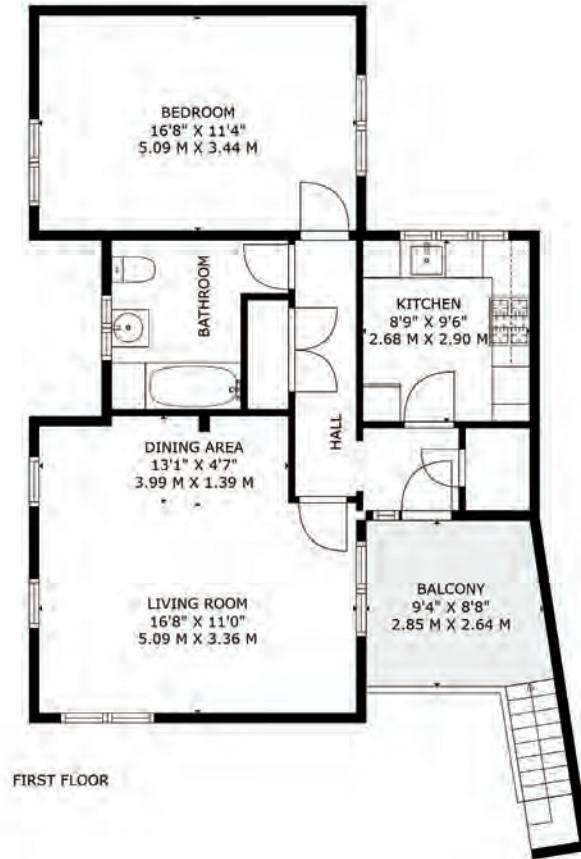
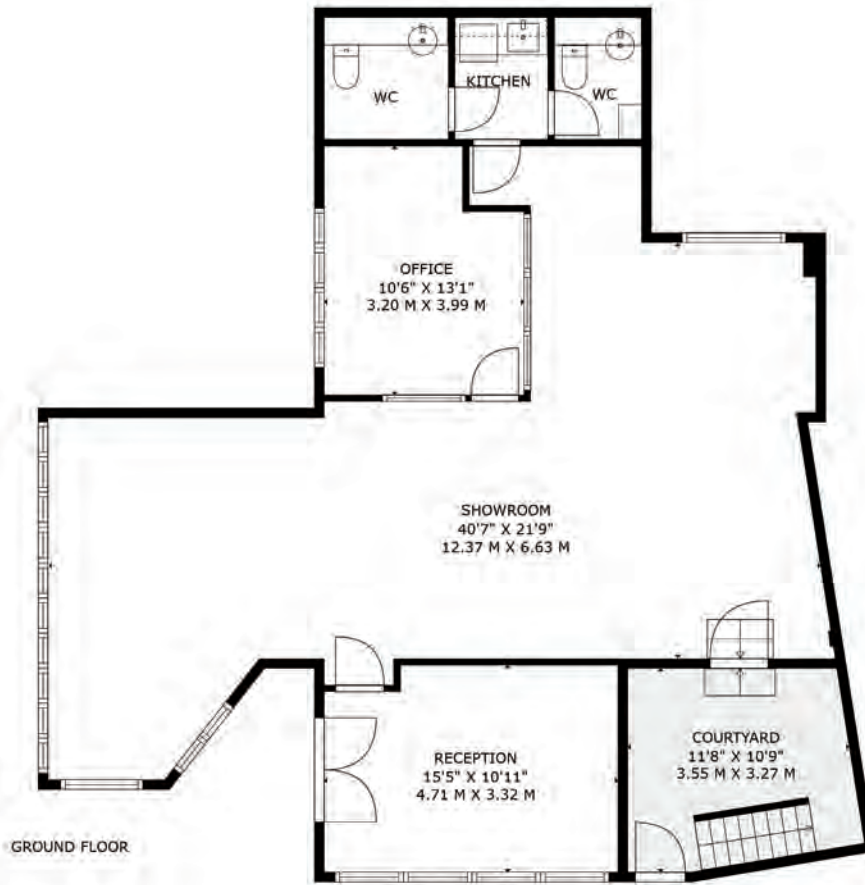
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The Flat



**TOTAL: 1875 sq. ft, 174 m2**  
 BELOW GROUND: 1173 sq. ft, 109 m2, FIRST FLOOR: 702 sq. ft, 65 m2  
 EXCLUDED AREAS: COURTYARD: 118 sq. ft, 11 m2, BALCONY: 80 sq. ft, 7 m2

Sizes And Dimensions Are Approximate, Actual May Vary.



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