

GUIDE PRICE

£325,000

Back Lane

Winchcombe GL54 5QJ

THE PROPERTY

A surprisingly spacious and character-filled Cotswold stone period cottage in historic Winchcombe. This attractive property perfectly blends traditional features with practical living, making it an ideal home.

The ground floor features an inviting sitting room with an open fireplace, exposed timbers, and stonework. To the rear is a generous, bright, and spacious kitchen and dining room off which you can access the integrated garage (16'3" max x 7'5") which offers potential for conversion into further accommodation, subject to necessary consents. Upstairs are two comfortable double bedrooms and a refitted shower room.

The kitchen opens via a glazed door to a sheltered and private south-east facing walled garden, which provides a lovely outdoor space. There is no driveway.

Winchcombe's amenities, independent shops, and beautiful countryside walks are all just a short stroll away.

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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 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 via combi boiler.

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









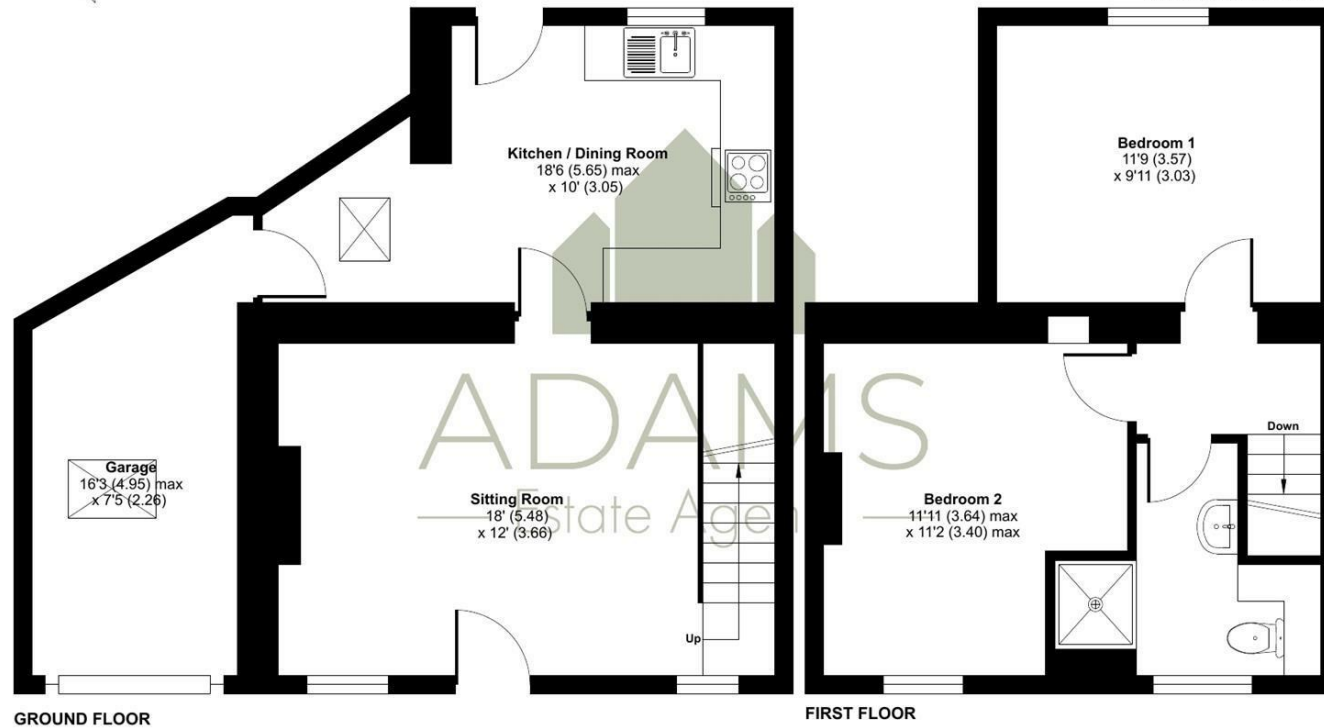
Enfield Cottages, Back Lane, Winchcombe, Cheltenham, GL54

Approximate Area = 747 sq ft / 69.3 sq m

Garage = 110 sq ft / 10.2 sq m

Total = 857 sq ft / 79.5 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

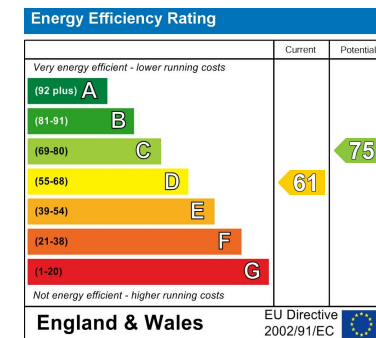
Tewkesbury Borough Council

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1359128



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