



GUIDE PRICE
£350,000
Gloucester Street
Winchcombe GL54 5LX



THE PROPERTY

An extended two double bedroom Grade II Listed Cotswold stone cottage with great character, a garden studio/office and planning permission was granted to extend the kitchen if required (23/00111/FUL) which expires July 2026.

The property comprises a sitting room with an impressive stone fireplace and woodburner, a kitchen and dining room to the rear with glazed doors to the landscaped private rear garden, a utility/laundry area, a ground floor cloakroom, a double bedroom and a full bathroom on the first floor and a second double bedroom on the second floor with views to the hills.

Available with no onward chain.

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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. Mobile signal available - see: [checker.ofcom.org.uk](https://www.ofcom.gov.uk/checker)

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Gloucester Street, Winchcombe, Cheltenham, GL54

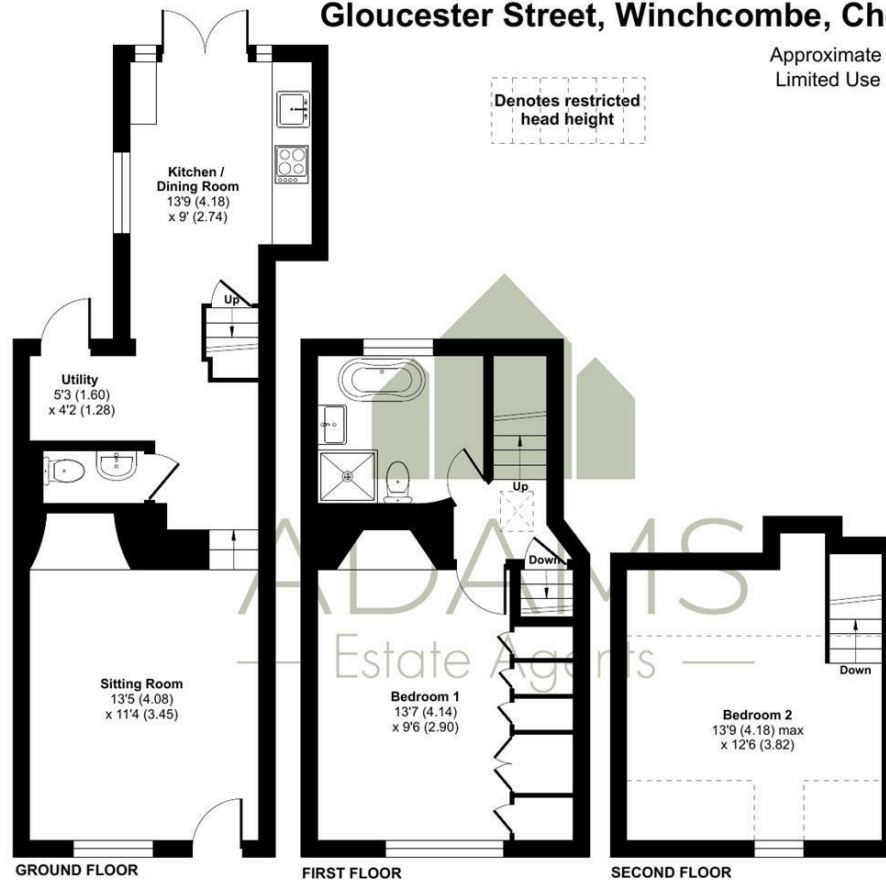
Approximate Area = 775 sq ft / 71.9 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 852 sq ft / 79 sq m

For identification only - Not to scale

Denotes restricted
head height



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

C

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). © ncthec.com 2025. Produced for Adams Estate Agents Limited. REF: 1301100



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