

ADAMS
Estate Agents

GUIDE PRICE
£595,000
Brook Close
Winchcombe GL54 5NN

THE PROPERTY

An exceptional, individually built detached residence occupying a premier, tucked-away position on a quiet no-through road on the highly sought-after southern outskirts of Winchcombe.
Screened behind mature hedging, this non-estate property enjoys superb privacy, complemented by a driveway providing ample parking and leading to a large double garage.
The outdoor spaces are beautifully balanced, featuring a generous, usable front garden and a highly manageable, private rear garden. Inside, the home offers impressive and versatile living space arranged over three floors.
The ground floor features a spacious, dual-aspect sitting room that flows seamlessly into a rear conservatory, a formal dining room ideal for entertaining adjoins a well-equipped kitchen with an adjacent separate utility room. The first floor hosts three well-proportioned bedrooms, including a main bedroom with an ensuite shower room, alongside a modern family bathroom. The second floor consists of a large double bedroom, an independent bathroom, and a private fitted sauna.
This unique property combines extensive internal proportions with a peaceful edge-of-town setting and is available with no onward chain.

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ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via boiler.
Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk
Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.

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.


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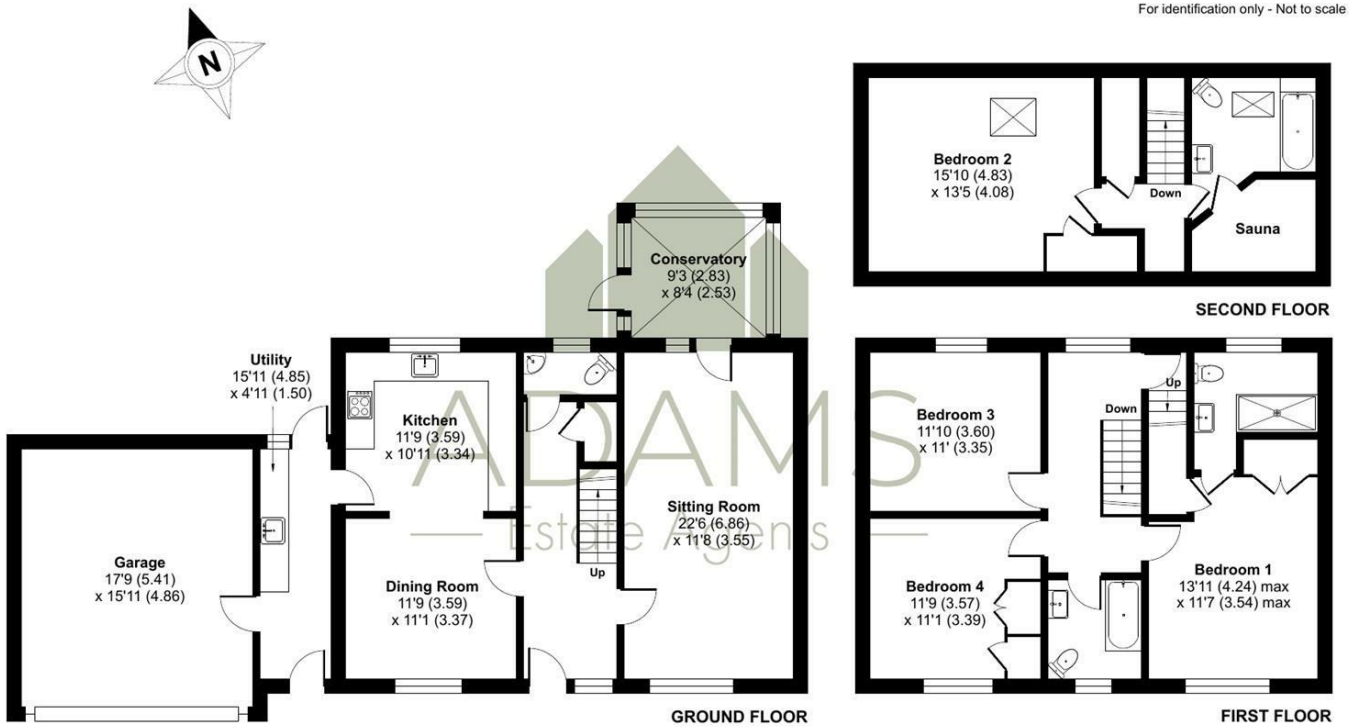






Brook Close, Winchcombe, Cheltenham, GL54

Approximate Area = 1981 sq ft / 184 sq m
Garage = 283 sq ft / 26.3 sq m
Total = 2264 sq ft / 210.3 sq m
For identification only - Not to scale



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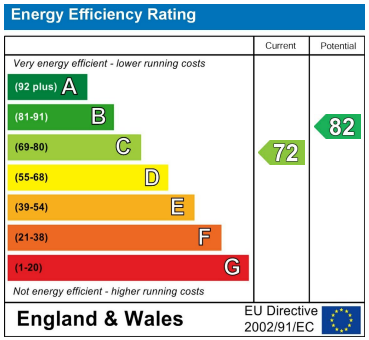
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1458370

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

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