



GUIDE PRICE  
£335,000

Stancombe View  
Winchcombe GL54 5LE

## THE PROPERTY

Situated on a quiet no-through road, this detached bungalow offers a highly convenient central location within the town and is available with no onward chain.

The entrance hall leads into a bright and well-proportioned sitting room. At the rear, the kitchen/dining room provides a sociable space that opens directly into a conservatory, which overlooks the private garden. The property features two bedrooms; the primary bedroom includes a practical ensuite cloakroom (featuring a W.C. and washbasin), while a separate modern shower room serves the rest of the home.

The property benefits from a low-maintenance, south-west facing rear garden that offers a good degree of privacy. To the front, a driveway provides off-road parking and leads to the attached garage.

Combining light-filled rooms with a peaceful yet central setting, this home is ideal for those looking to be within easy reach of Winchcombe's local shops and amenities.

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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 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 via 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

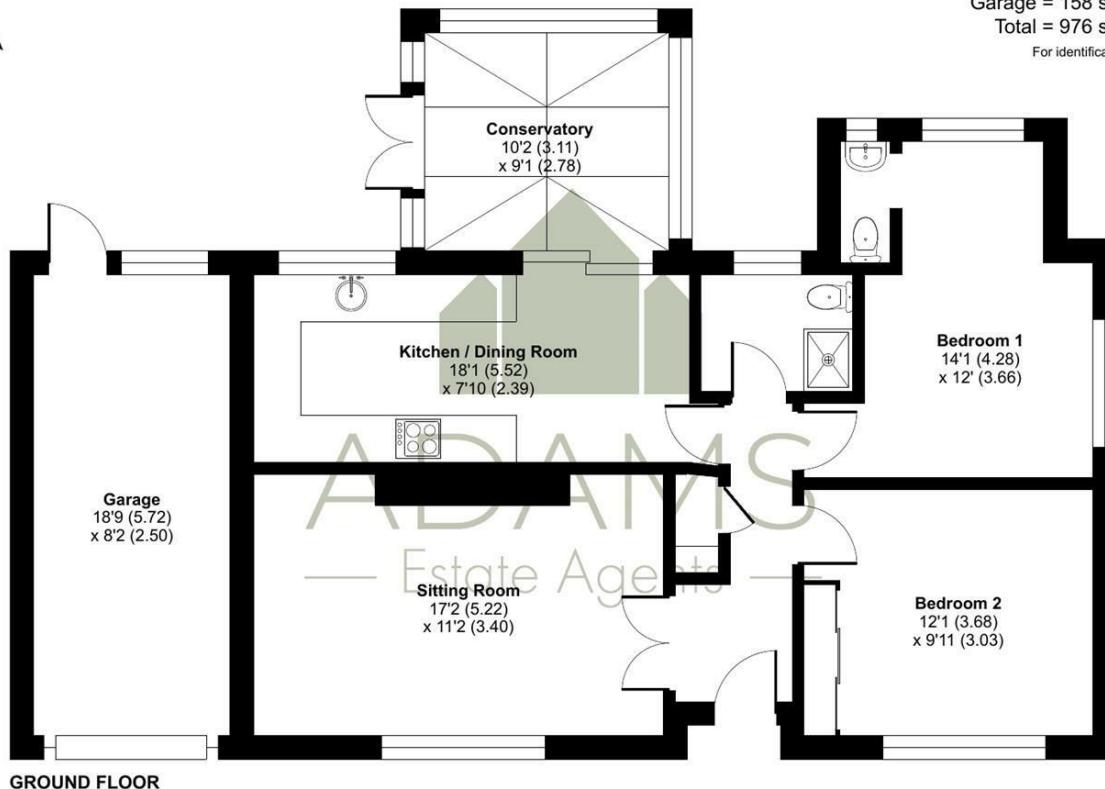








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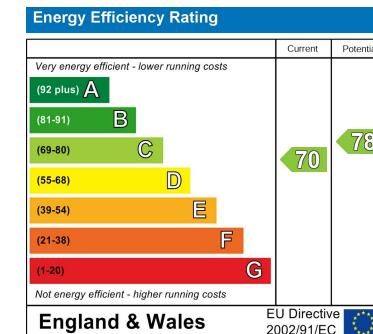


TENURE  
 Freehold

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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