



GUIDE PRICE
£365,000

Cheltenham Road
Winchcombe GL54 5NF



THE PROPERTY

This beautifully renovated period cottage offers a seamless blend of character and modern comfort. Upon entry, the sitting room provides a welcoming focal point with its traditional bay window and cosy woodburner. Continuing through, the dining room creates a bright, social space with French doors opening directly onto the garden. Adjacent lies a refitted kitchen at the rear, alongside a convenient cloakroom.

The first floor hosts two well-proportioned bedrooms and a stylishly updated family bathroom. Ascending to the second floor, the final bedroom offers a private retreat at the top of the house. Outside, the garden serves as a tranquil sanctuary, featuring a variety of mature trees, shrubs, and multiple seating areas. A versatile outbuilding provides the perfect summer house for relaxation or hobby space. Situated just half a mile from the heart of Winchcombe, this home provides excellent access to the surrounding countryside walks.

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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

There is a pedestrian right of way for the neighbour across the garden for this property.

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.

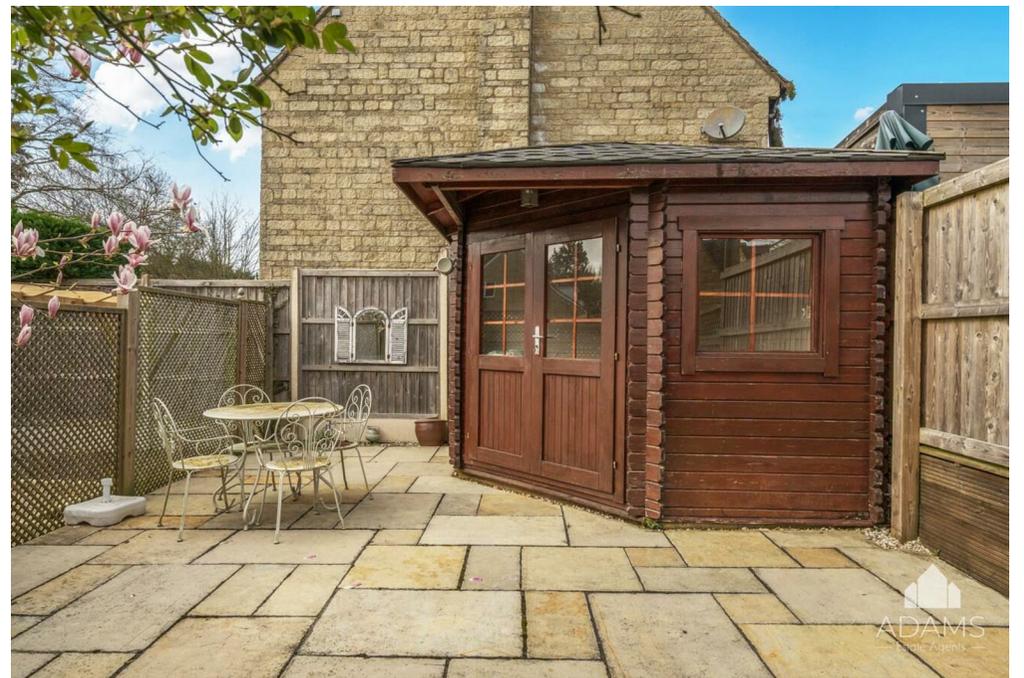
A stone's throw from the town centre lies the magnificent Sudeley Castle, a historic Tudor jewel and the final resting place of Queen Katherine Parr. Residents and visitors alike enjoy its ten award-winning gardens, including the stunning Queens' Garden, and a year-round calendar of prestigious events 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.

ADAMS
— Estate Agents —







Cheltenham Road, Winchcombe, GL54

Approximate Area = 992 sq ft / 92.2 sq m

Outbuilding = 78 sq ft / 7.2 sq m

Total = 1070 sq ft / 99.4 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

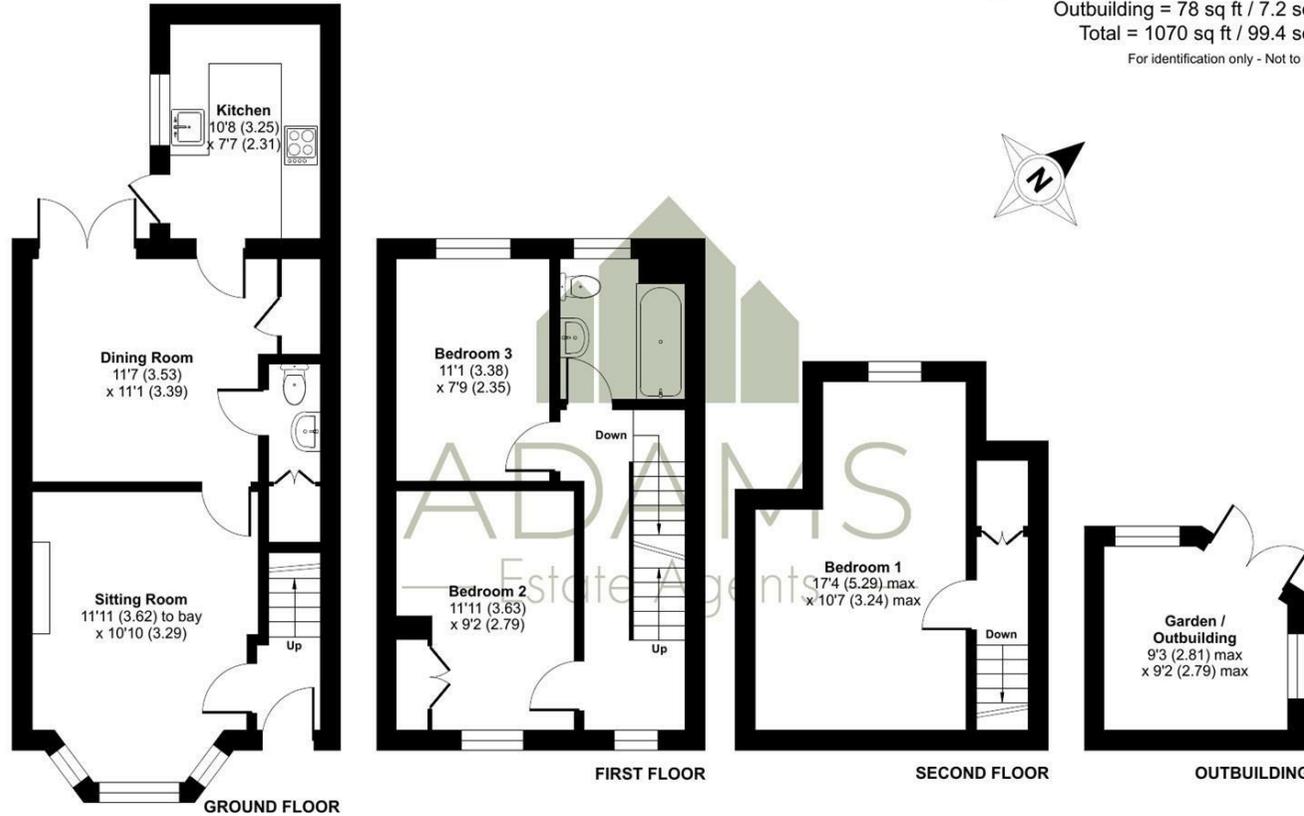
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VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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). © nrichcom 2026. Produced for Adams Estate Agents Limited. REF: 1422845



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