



GUIDE PRICE

£750,000

Footbridge

Winchcombe GL54 5JG

## THE PROPERTY

Situated on the edge of Winchcombe, this quintessential Cotswold stone detached house offers an enviable balance of rural access and town convenience. Nestled directly on the Cotswold Way footpath, the property provides immediate access to the rolling hills of the AONB, while the town's vibrant amenities remain within a comfortable walking distance.

Originally two 19th-century cottages, the home has been substantially renovated and extended to provide over 1,600 sq. ft. of refined living space. The interior beautifully preserves its heritage, featuring exposed stone, original beams, and a striking inglenook fireplace in the main sitting room. There are two generous reception rooms, a modernised country kitchen and breakfast room, a box room (potential study), a cloakroom/shower room, while the upper floor hosts four charming bedrooms with lovely leafy views, and a stylish family bathroom.

Outside, the beautifully landscaped gardens of approximately 0.2 acres offer a private sanctuary with established borders and scenic vantage points to enjoy the views. Practicality is equally well-served, with an oak-framed garage and private parking for several vehicles accessed via Puck Pit Lane. This is a rare opportunity to secure a characterful family home where the countryside truly begins at the garden gate.

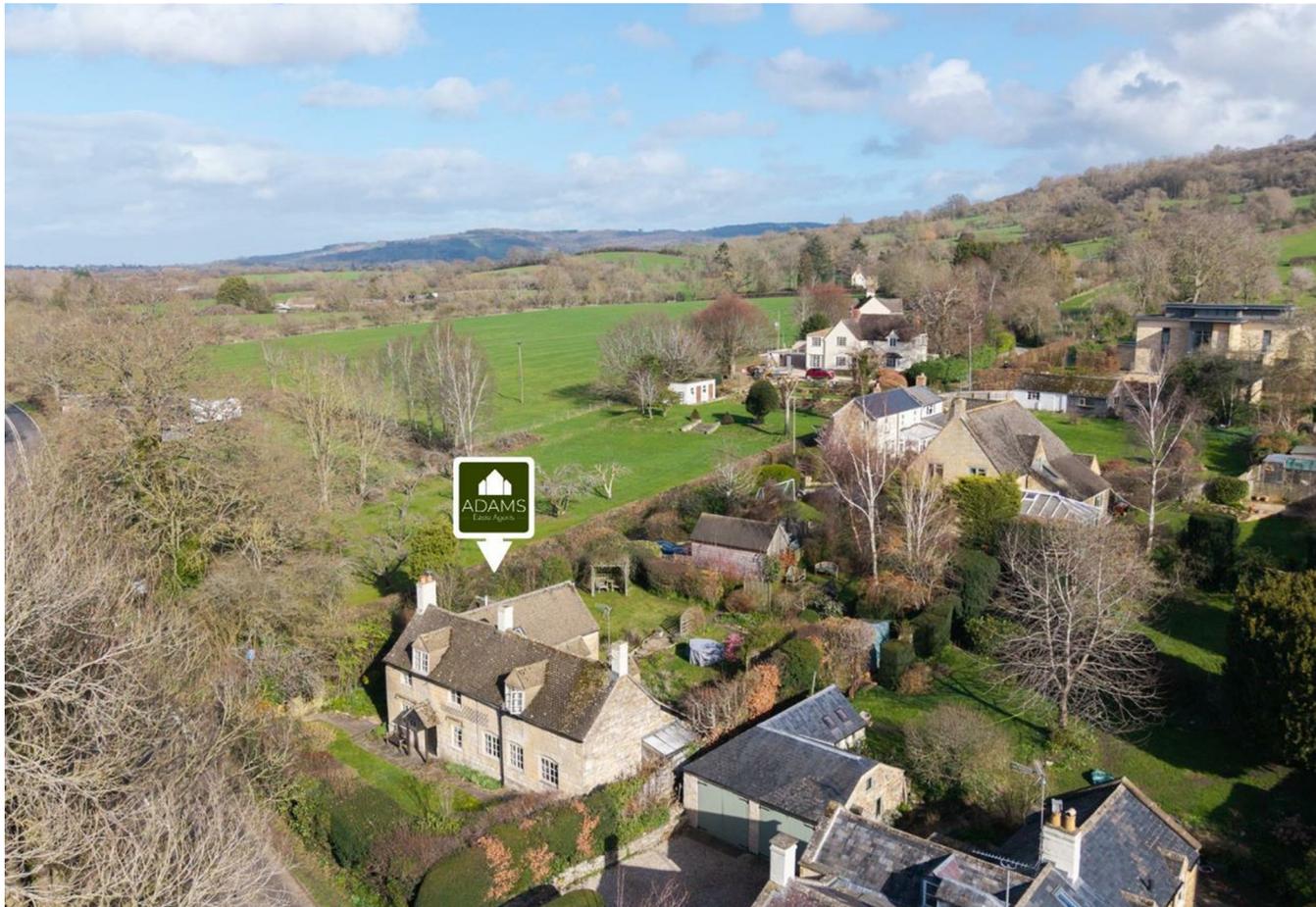
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## SITUATION

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 cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)







TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

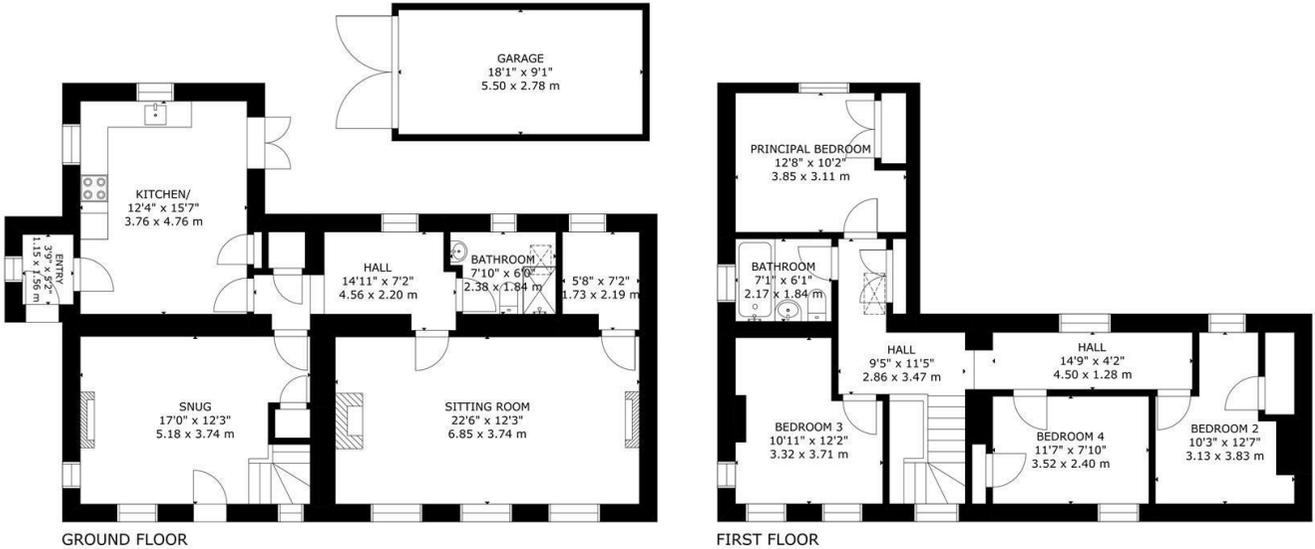
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VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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



GROSS INTERNAL AREA  
 TOTAL: 149 m<sup>2</sup>/1603 sq.ft  
 GROUND FLOOR: 85 m<sup>2</sup>/913 sq.ft, FIRST FLOOR: 64 m<sup>2</sup>/690 sq.ft  
 EXCLUDED AREAS: GARAGE: 15 m<sup>2</sup>/165 sq.ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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