



GUIDE PRICE  
£400,000  
Greet Road  
Winchcombe GL54 5JT



## THE PROPERTY

A spacious and light non-estate three bedroom semi-detached house in an elevated position. Featuring an impressive open plan L-shaped sitting/dining room and kitchen with glazed doors opening onto a private south-west facing garden, a separate utility room and cloakroom, a principal bedroom with built-in wardrobes and views to the hills, two further bedrooms and a modern bathroom with separate shower cubicle.

A block paved driveway provides space for several vehicles and this leads to a good sized garage. The convenient location is a particular feature; Winchcombe Park, the schools, the shops, pubs and restaurants are all within very easy reach.

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## SITUATION

Winchcombe is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the Cotswolds Area of Outstanding Natural Beauty. The thriving local community offers an excellent range of amenities including independent shops, supermarkets, several pubs and restaurants, dental and doctors surgeries, a library, an 'Outstanding' primary school, a secondary school and numerous clubs and societies.

## 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](http://checker.ofcom.org.uk)











## Greet Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1039 sq ft / 96.5 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1165 sq ft / 108.2 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

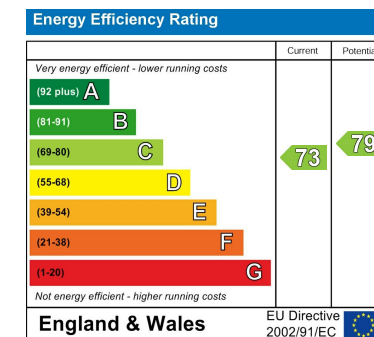
Tewkesbury Borough Council

### COUNCIL TAX BAND

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### VIEWINGS

By prior appointment only



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). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1311264



### OFFICE ADDRESS

Hereford House, 20 North  
Street, Winchcombe,  
Cheltenham, Gloucestershire,  
GL54 5PS

### OFFICE DETAILS

01242 603601  
sales@adamsestateagents.com  
www.adamsestateagents.com