



GUIDE PRICE  
£299,950  
Bull Lane  
Winchcombe GL54 5HY





## THE PROPERTY

Tucked away on a central Winchcombe lane, this extended one/two bedroom renovated cottage offers a perfect blend of cosy charm and modern convenience. It features two reception rooms, a full upstairs bathroom, and a detached garden office or studio.

Inside, you'll find a welcoming sitting room with a fireplace and built-in storage. The home also boasts a refitted kitchen with integrated appliances, which flows into a separate dining room/second bedroom at the back.

Upstairs, a spacious and bright double bedroom provides a peaceful retreat, complemented by an impressive bathroom. This sanctuary includes a freestanding bathtub, a separate walk-in shower, and charming exposed stonework.

The rear garden is an ideal extension of the living space, featuring a paved terrace right off the house and a recently built office or studio at the far end—perfect for remote work or creative projects.

This delightful home is available with No Onward Chain.

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## ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas central heating via combi boiler.

Broadband connection and Mobile coverage: Fibre to the property broadband is available via Gigaclear. Mobile signal available - see: [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

Council Tax Band to be applied for as currently holiday let.

The rear garden contains a pedestrian right of way for the neighbour.

## 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 Area of Outstanding Natural Beauty, 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.

The town's cultural and recreational life is enhanced by two key assets: 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.















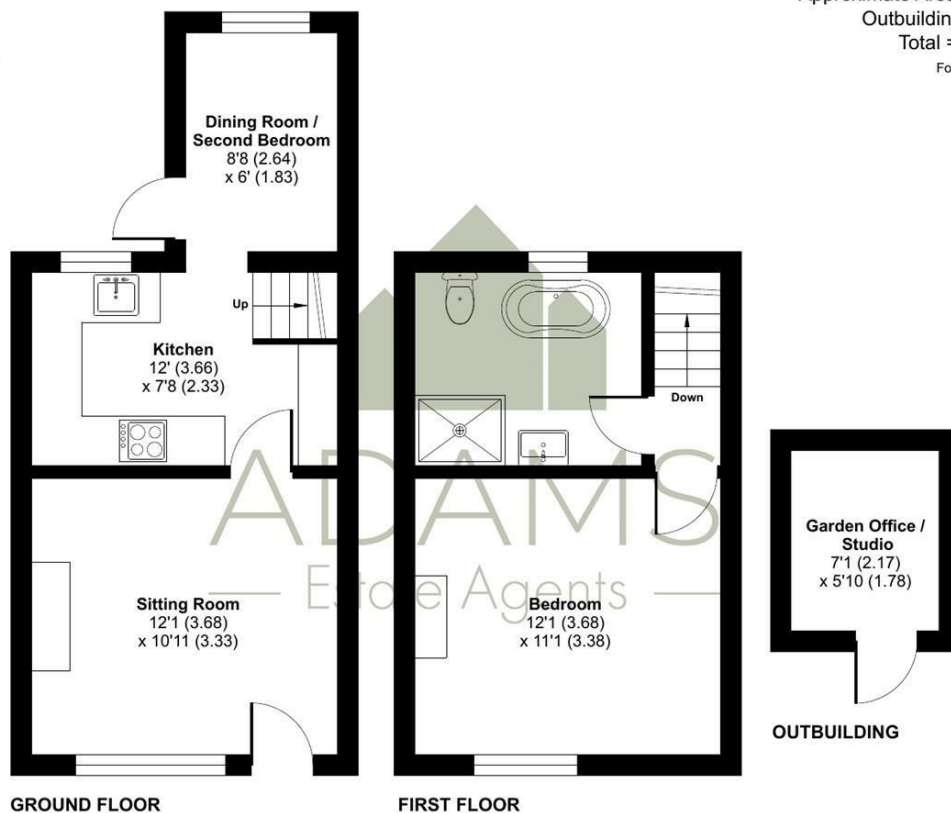
## Bull Lane, Winchcombe, Cheltenham, GL54

Approximate Area = 517 sq ft / 48 sq m

Outbuilding = 42 sq ft / 3.9 sq m

Total = 559 sq ft / 51.9 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

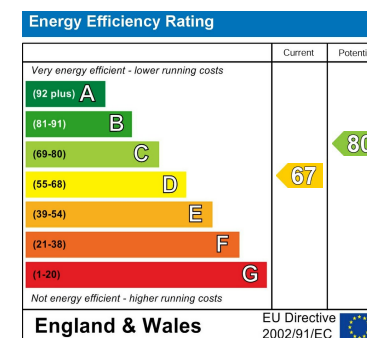
Tewkesbury Borough Council

### COUNCIL TAX BAND

Exempt

### 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). © n°ichecom 2025. Produced for Adams Estate Agents Limited. REF: 1336429



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