



GUIDE PRICE
£325,000
North Street
Winchcombe GL54 5PS

Situated in a prime central location within historic Winchcombe, this beautifully presented period Cotswold stone cottage seamlessly combines quintessential charm with refined modern living. The property features classic detailing throughout, including solid wood doors and rich timber flooring.

Upstairs, the first floor offers two bedrooms, with the principal room benefiting from built-in storage, alongside a versatile second room ideal as a home office, dressing room, or single bedroom.

Combining character and convenience, this charming residence is located just moments from Winchcombe's vibrant boutique amenities, offering an exceptional opportunity for buyers seeking a central Cotswold haven.



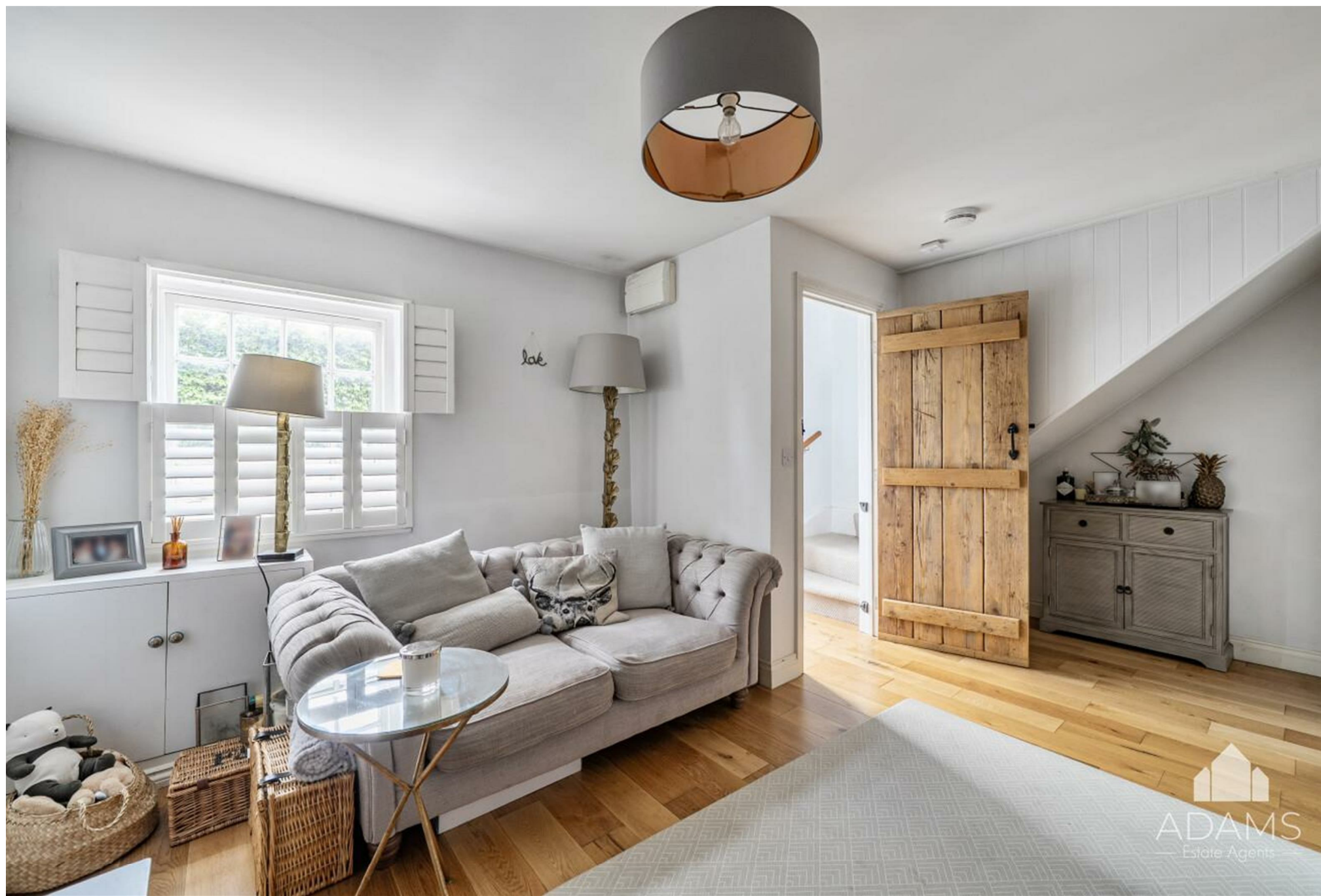
Winchcombe is an ancient Saxon town, beautifully situated on the famous Cotswold Way, just 7 miles north-east of Cheltenham. This location offers excellent connectivity (approx. 2hrs to London Paddington by train from Cheltenham), with Broadway 8 miles and Gloucester 16 miles away.

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 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.

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



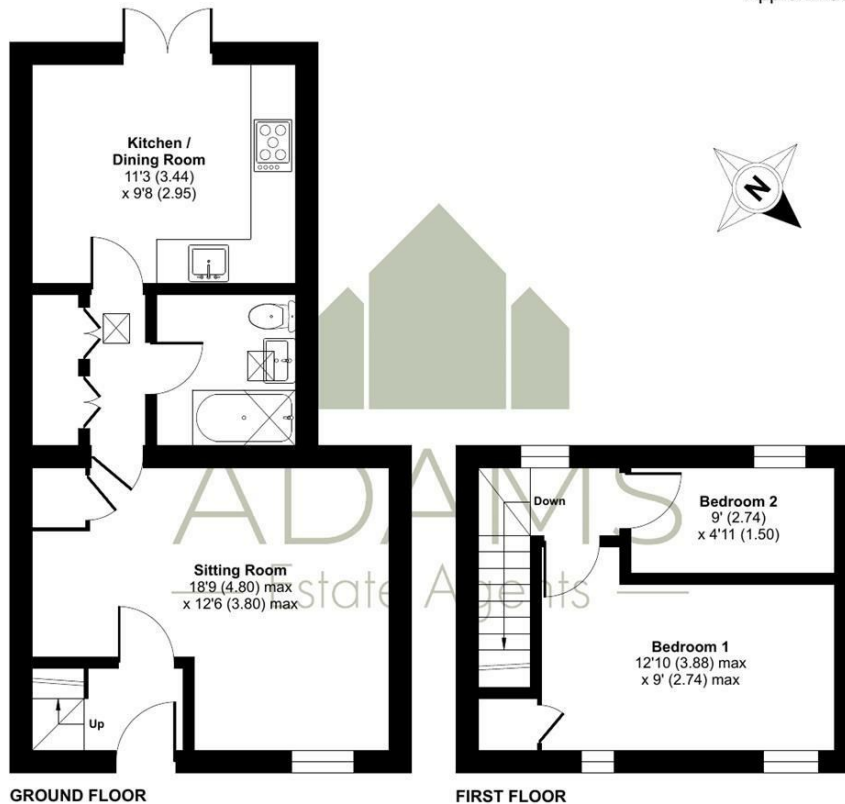




North Street, Winchcombe, Cheltenham, GL54

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

D

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1497102



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