



GUIDE PRICE
£375,000
Greet Road
Winchcombe GL54 5RG

THE PROPERTY

Sold by Adams

An impressively spacious one-of-a-kind split level apartment with its own entrance, set within an elevated and historic centrally located period building with traditional features such as stone mullioned windows. With allocated parking, well-tended communal gardens and available with no onward chain, the property forms part of The Old Magistrates Court and Police Station which was converted into five apartments in 2006/07. Offered with a Share of the Freehold and approx. 980 years on the lease, the property is accessed via steps up from the parking area to its own entrance.

Comprising an entrance lobby, a third bedroom/study with ensuite shower room, a well-designed kitchen/breakfast room with a range of integrated appliances, an incredibly light and spacious sitting and dining room with high ceilings and a woodburner, a second double bedroom with ensuite shower room and on the upper floor, a further double bedroom with modern ensuite bathroom.

The pretty communal gardens surround the property and there are areas for seating as well as level lawns. The private allocated parking space is the first on the left as you enter the gravelled driveway off Greet Road.

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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 cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

Pets allowed with consent of Management Company. Service Charge is currently £1000 per year, payable in two parts in January and July. This includes insurance and communal maintenance.

Share of Freehold, 999 years from 1st June 2006, approx. 980 remaining. Each owner owns a share in The Old Magistrates Court (Winchcombe) Management Company.

No business to be carried out from the property, no boarding or lodging at the property.

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, numerous clubs and societies and the heritage steam railway runs from Toddington into Cheltenham.



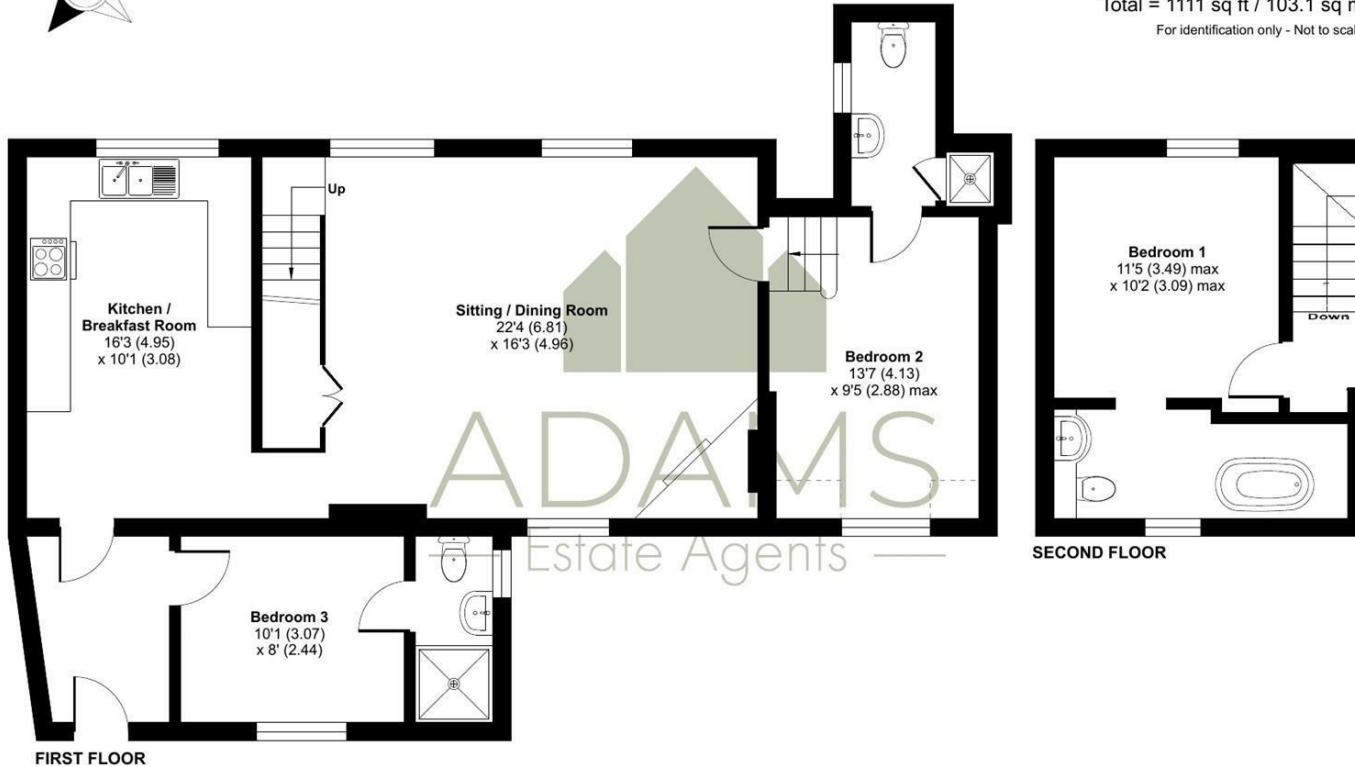




The Old Police Station, Greet Road, Winchcombe, Cheltenham, GL54



Approximate Area = 1102 sq ft / 102.3 sq m
 Limited Use Area(s) = 9 sq ft / 0.8 sq m
 Total = 1111 sq ft / 103.1 sq m
 For identification only - Not to scale



TENURE

Share of Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

C

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	77	77
(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). © nrichcom 2025. Produced for Adams Estate Agents Limited. REF: 1326764



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