



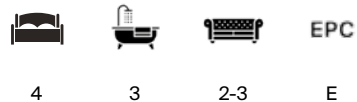
NEW MEADOW HOUSE

Winchcombe, GL54 5BA



WINCHCOMBE, CHELTENHAM, GLOUCESTERSHIRE, GL54 5BA

Located in an idyllic Cotswold setting, a versatile country home offering generous accommodation, an annexe, garaging and wonderful views.



Local Authority: Tewkesbury Borough Council

Council Tax Band: G

Tenure: Freehold

Cheltenham 7 miles, M5 Junction 10 (N&S) 9 miles, Tewkesbury 12 miles, Bristol 49 miles, Oxford 55 miles, London 95 miles (Distances approximate).

Services: Mains water and electricity. Propane gas fired central heating. Private drainage. Fibre broadband is connected, currently supplied by Gigaclear.

Guide Price: 1,600,000



THE PROPERTY

Set within approximately 2 acres of landscaped grounds, this impressive detached home offers extensive and highly flexible accommodation extending to over 4,000 sq ft, including a self-contained annexe and detached garaging.

Occupying a particularly private position at the end of a no-through lane on the edge of Winchcombe, the property combines a rare sense of seclusion with a highly desirable setting and far-reaching views over surrounding countryside.









GROUND FLOOR

The ground floor provides a well-balanced and welcoming layout, centred around a striking double-height entrance hall, enhancing the sense of space and natural light throughout. The principal reception rooms include a large sitting room with direct access to a garden room, creating an excellent entertaining space with uninterrupted views across the grounds. A separate study provides a quiet workspace, while a further family room adjoining the kitchen offers versatility as a snug or playroom.

The kitchen/dining room forms the heart of the home, centred around an Aga and a central island. Generous in proportion and flooded with natural light, it enjoys a particularly attractive outlook over the gardens and surrounding land. The kitchen is complemented by a large utility room, alongside a boot room and cloakroom, providing everyday practicality, especially for those enjoying the outdoor space and nearby walks.





60



BEDROOMS AND BATHROOMS

On the first floor, the property offers four bedrooms and three bathrooms. The principal bedroom suite is a notable feature, benefitting from elevated views across the countryside, along with a dressing room and en suite bathroom.

A guest bedroom also enjoys en suite facilities, while two further bedrooms are served by a well-appointed family bathroom. Electric underfloor heating is installed in all upstairs bathrooms, enhancing comfort alongside the home's overall specification.



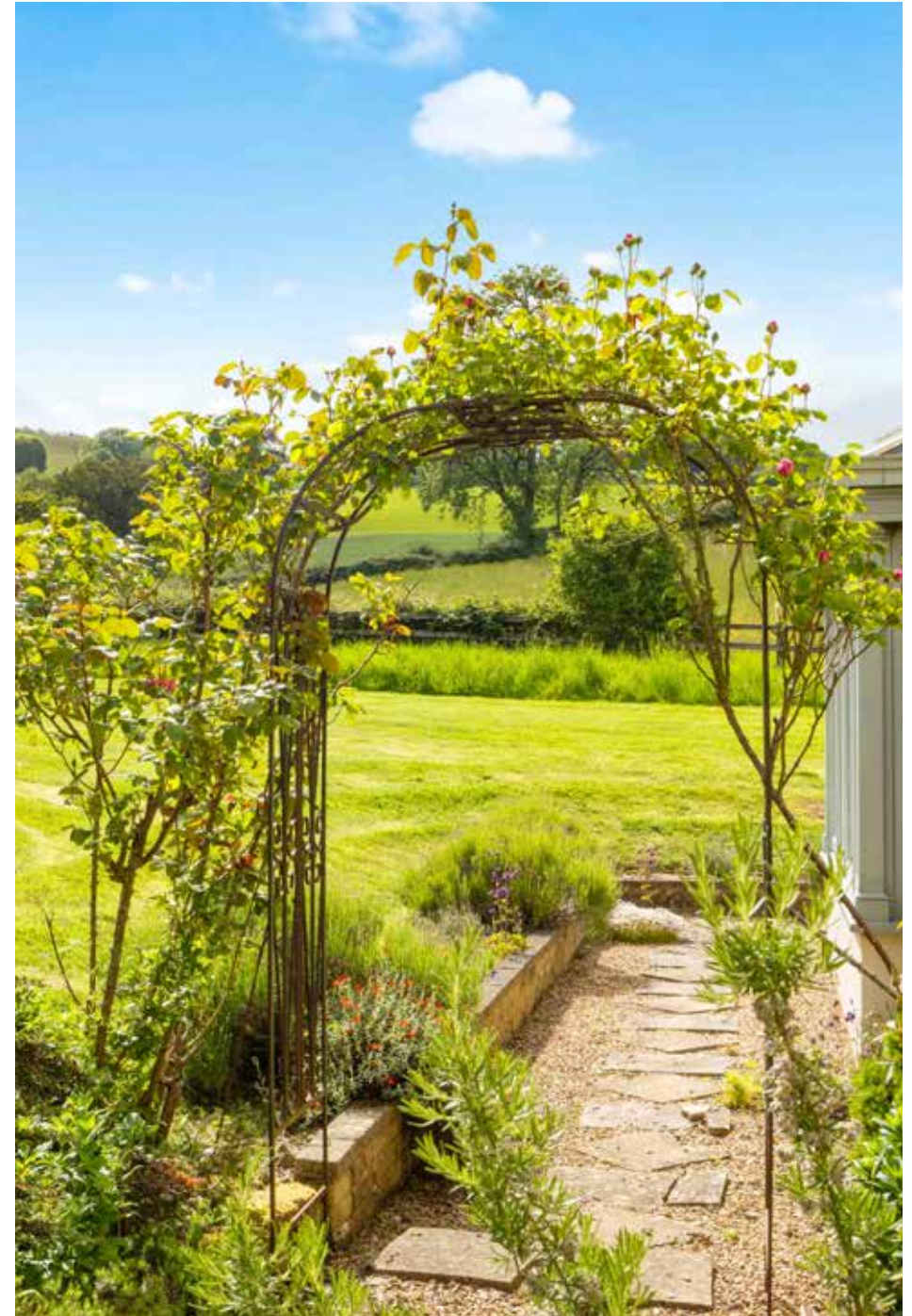




LOCATION AND GROUNDS

The property is approached via two sets of gates, one electrically operated, leading to a generous gravel driveway with ample parking and access to the detached garage. The grounds extend to approximately 2 acres, predominantly laid to lawn and framed by mature planting, creating a private and peaceful setting with a delightful outlook onto adjoining arable land. A particularly useful addition is the detached annexe, providing versatile ancillary accommodation comprising a bedroom, living space and bathroom, and lending itself to a variety of uses such as a home gym, studio, or workspace.

Despite its tranquil setting, the property remains conveniently located for Winchcombe, a highly regarded Cotswold town known for its character, independent shops and well-regarded eateries, including a Michelin-starred restaurant. The area also offers excellent access to Sudeley Castle and a network of scenic walking routes, along with nearby villages and countryside pubs.







Garage and Store Approx. gross internal area 477 Sq Ft. / 44.3 Sq M.
 Annexe Approx. gross internal area 194 Sq Ft. / 18 Sq M.
 Total Approx. gross internal area 4196 Sq Ft. / 389.8 Sq M.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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