
ADAMS
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GUIDE PRICE
£500,000
Foremarke Road
Winchcombe GL54 5GL
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THE PROPERTY

Completed in 2026 and elevated beyond standard builder specifications, this exceptional four bedroom home occupies one of the most enviable positions within Merret Place, commanding open views across the green space and valley beyond.
The current owners have executed a major eco-upgrade by installing a market-leading Vaillant AroTHERM air source heat pump. Working seamlessly alongside roof-integrated solar PV and an EV charger, the home boasts exceptional eco-credentials, with remarkably low running costs.
Inside, Amtico Signature flooring sets a refined tone across the ground floor. A bay-fronted sitting room captures front-facing views over the green, balanced by a versatile front study.
The rear of the house unfolds into a stunning 20ft kitchen and dining room, showcases upgraded quartz worktops, ceramic sinks, a Siemens iQ700 induction hob, and an adjoined utility room. Glass patio doors open directly onto a wider-than-average, level, and remarkably private rear garden with convenient side access.
The first floor accommodates four bright, well-proportioned bedrooms, including a principal bedroom with a contemporary ensuite shower room, alongside a smart main family bathroom.

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ADDITIONAL INFORMATION

Central Heating via Air Source Heat Pump, Solar PV, mains drainage, water and electricity are connected.
Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk
The property is situated on the newly established Merrett Place development by Bromford Homes. As construction of the development is currently ongoing, no formal estate management charge is presently collected. Upon final site completion, management of the communal open spaces will transfer to an appointed managing agent, with an estimated future service charge of approximately £350 per annum.
Offered with the balance of the NHBC new build warranty.

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 National Landscape (formerly the AONB), 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.
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.


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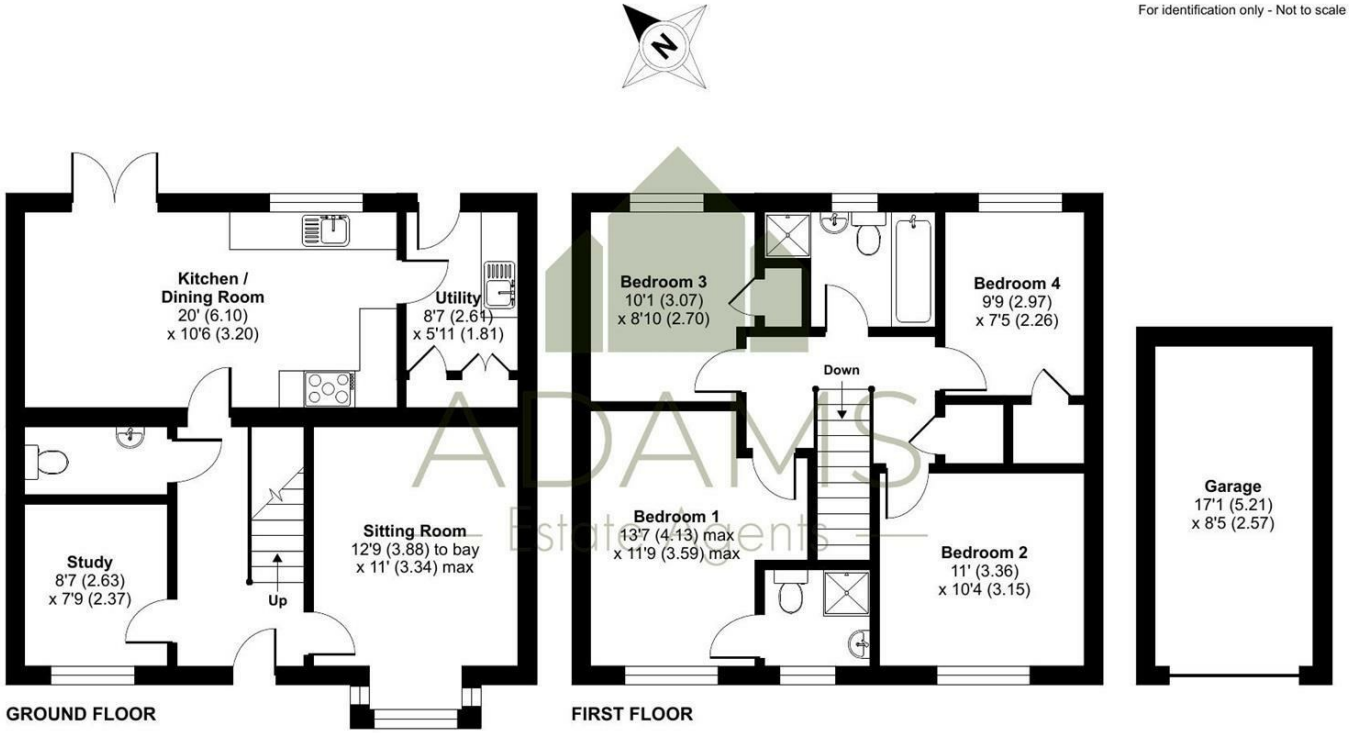
Foremarke Road, Winchcombe, Cheltenham, GL5

Approximate Area = 1302 sq ft / 120.9 sq m
Garage = 146 sq ft / 13.6 sq m
Total = 1448 sq ft / 134.5 sq m
For identification only - Not to scale



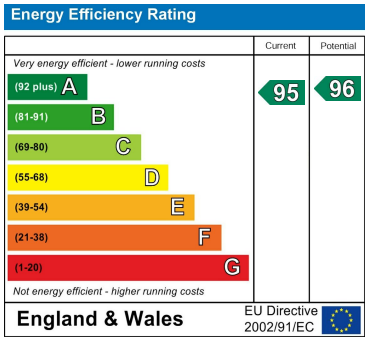
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1538147

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
E

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

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