

ADAMS
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GUIDE PRICE
£275,000
Cheltenham Road
Winchcombe GL54 5NF

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THE PROPERTY

Cash Buyers Only*
Situated on the desirable southern outskirts of Winchcombe, this three-storey property offers nearly 1,000 sq ft of versatile accommodation, complemented by a surprisingly generous rear garden.
The ground floor features two distinct reception rooms, comprising a sitting room at the front and a separate dining room positioned centrally.
To the rear, the kitchen connects directly through to a separate utility room and a ground floor cloakroom/WC, with external access opening out to the garden grounds.
On the first floor, the landing leads to a double bedroom and a family shower room. A further staircase rises to the second floor, which is dedicated entirely to a spacious principal bedroom.
Outside, the property benefits from a substantial tiered garden with a decked terrace and lawns.
Conveniently positioned for access to Winchcombe's town centre, local countryside walks, and transport routes towards Cheltenham.
*See Additional Information

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ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via boiler.
Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk
*Prospective purchasers should be aware that the property displays evidence of structural movement. A formal Independent Structural Engineer's Report (22/09/2026) has been commissioned and is available for inspection upon request.
The engineer's recommendation is to conduct a period of seasonal monitoring through the autumn and winter months to establish the extent of subsoil rehydration and natural recovery. The asking price has been significantly adjusted to reflect its current structural condition, ongoing monitoring status, and restricted mortgageability. Consequently, the property is offered for sale primarily to unencumbered cash buyers or specialist investors.
Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.

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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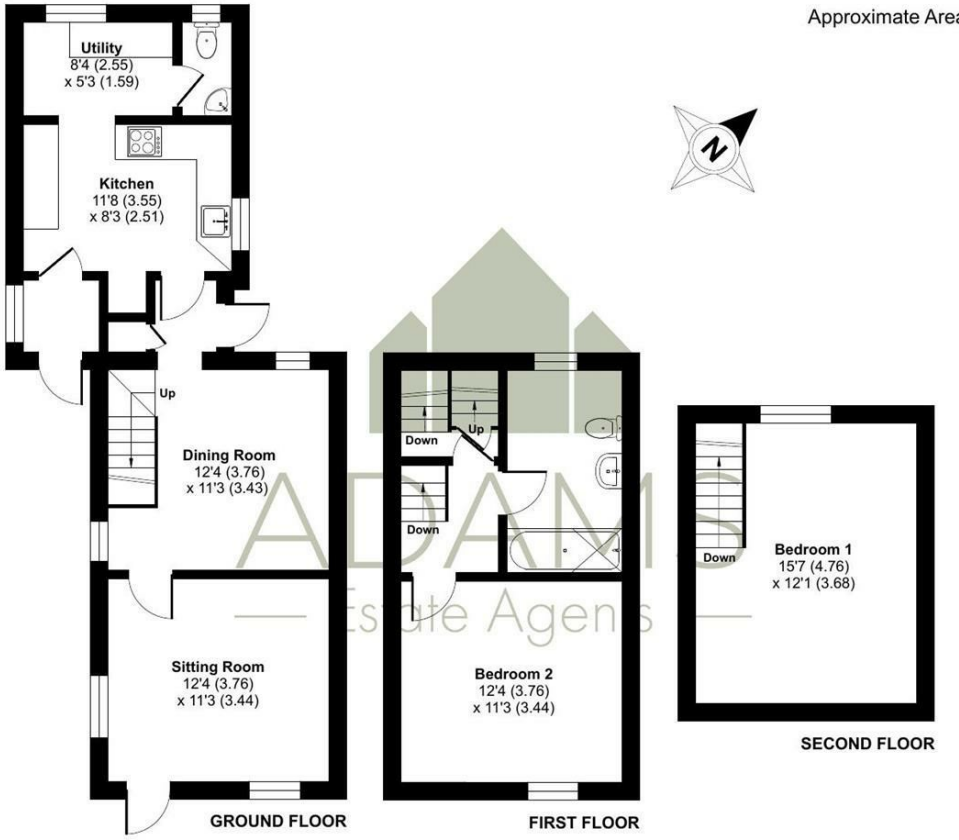




Cheltenham Road, Winchcombe, Cheltenham, GL54

Approximate Area = 977 sq ft / 90.8 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: 1523385

TENURE

Freehold

LOCAL AUTHORITY

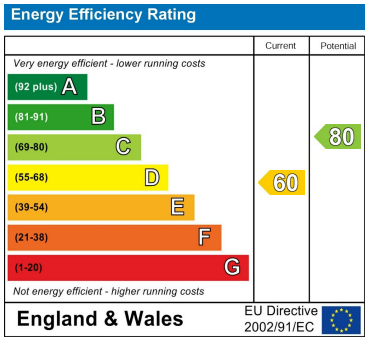
Tewkesbury Borough Council

COUNCIL TAX BAND

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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

ADAMS
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OFFICE ADDRESS

Hereford House, 20 North Street, Winchcombe, Cheltenham, Gloucestershire, GL54 5PS

OFFICE DETAILS

01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com