

GUIDE PRICE

£339,000

Bull Lane

Winchcombe GL54 5HY



## THE PROPERTY

A sympathetically and stylishly renovated two double bedroom period cottage with a range of character features, discretely tucked away off Bull Lane in central Winchcombe.

Available with no onward chain and currently run as a successful holiday let, this Grade II Listed property features a refitted kitchen and dining room with integrated appliances and flagstone flooring, a spacious sitting room with stripped wood flooring, exposed timbers and stonework and a woodburner, a ground floor bathroom with a roll top freestanding bath and wood panelling and two first floor double bedrooms, one of which has an ensuite shower room.

There is a small gravelled courtyard garden which provides a low-maintenance outside space for seating and dining in the better weather.

Combining traditional charm with a spacious interior, this delightful home is ideally situated to enjoy the unique shops, eateries, and countryside walks that Winchcombe is renowned for.

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### 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 its ten award-winning gardens, including the stunning Queens' Garden, and 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.

### ADDITIONAL INFORMATION

Leasehold, 999 years from August 2023, no service charge.

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](https://checker.ofcom.org.uk)













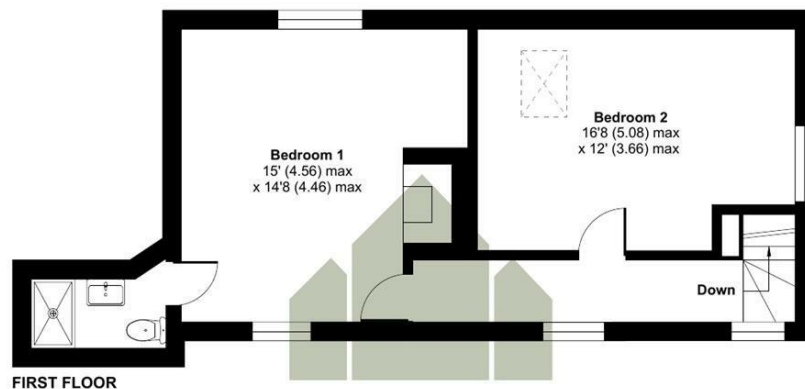




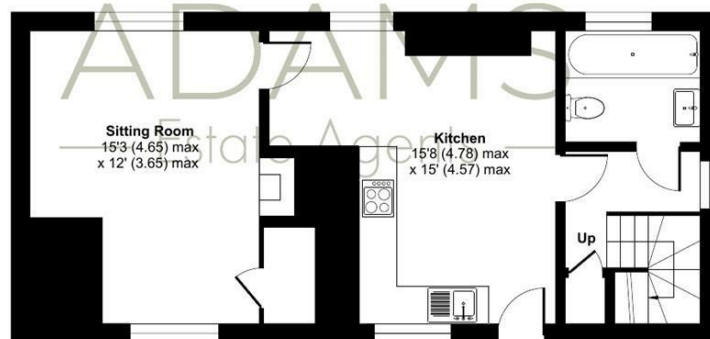
## Bull Lane, Winchcombe, Cheltenham, GL54

Approximate Area = 1033 sq ft / 95.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2025. Produced for Adams Estate Agents Limited. REF: 1230224

### TENURE

Leasehold

### 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		86
(69-80) C		
(55-68) D	56	
(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



### OFFICE ADDRESS

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### OFFICE DETAILS

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