



GUIDE PRICE  
£490,000  
Cheltenham Road  
Winchcombe GL54 5NF

## THE PROPERTY

\*Sold (stc) by Adams\*

A beautifully remodelled and renovated period property with superb views and a sunny south-east facing garden on the southern outskirts of Winchcombe.

Features of this spacious end of terrace house include a cosy sitting room with woodburner, a recently fitted kitchen and dining room with integrated appliances and a lovely light conservatory overlooking the garden to the rear.

On the first floor is a large principle bedroom and an impressive full bathroom with free standing bath and walk in shower.

The second floor comprises a further double bedroom and a third bedroom/dressing room with W.C.

To the rear, a raised deck overlooks the garden with spectacular views to the fields beyond and the Cotswold Way.

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### ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas central heating via combi boiler.

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

### 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.









# Cheltenham Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1204 sq ft / 111.8 sq m

For identification only - Not to scale

## TENURE

Freehold

## LOCAL AUTHORITY

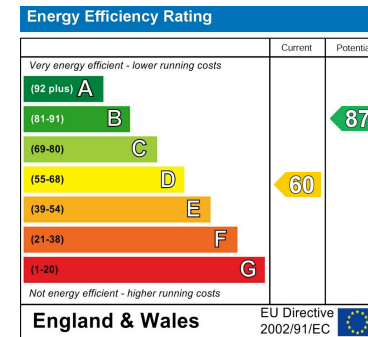
Tewkesbury Borough Council

## COUNCIL TAX BAND

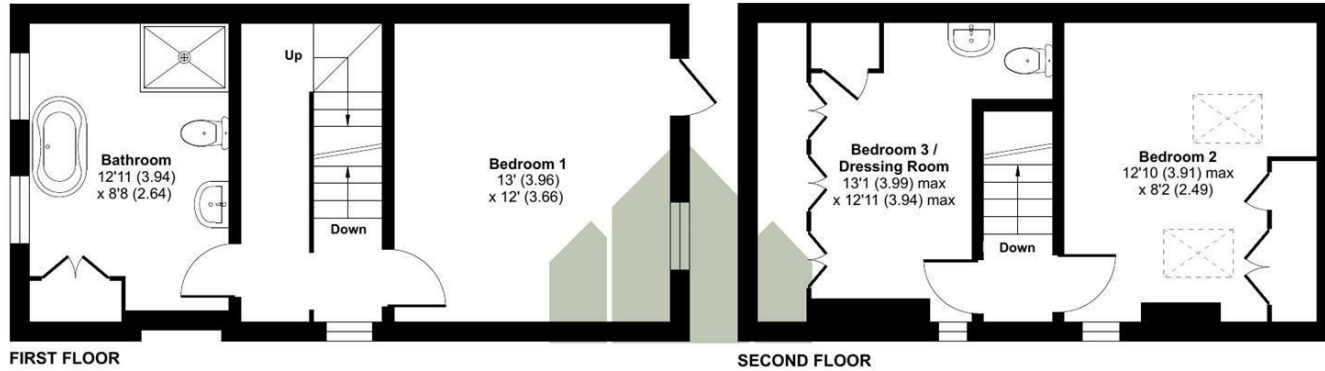
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## VIEWINGS

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



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Adams Estate Agents Limited. REF: 1183989



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