



GUIDE PRICE  
£685,000  
Gretton Road  
Winchcombe GL54 5EL



## THE PROPERTY

\*Sold (stc) by Adams\* This detached four double bedroom home on Gretton Road offers an exceptional blend of space and versatility, set within a generous plot of approximately 0.23 acres.

The property is approached via a substantial block-paved driveway providing ample parking for several vehicles. Upon entering, a welcoming hallway leads into a bright sitting room with an open fire. The heart of the home is the spacious kitchen/dining room, which flows seamlessly into a rear conservatory, perfectly positioned to overlook the expansive garden. The ground floor also has a dedicated office, two utility/laundry rooms and a cloakroom.

Upstairs, the first floor comprises four well-proportioned double bedrooms. The master bedroom benefits from a private en-suite bathroom, while the remaining bedrooms are served by a modern family bathroom.

The garden is a particular highlight, offering a vast, level lawn and a patio area for outdoor entertaining, all while enjoying an open outlook to the Cotswold hills.

4



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2



## 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

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](http://checker.ofcom.org.uk)



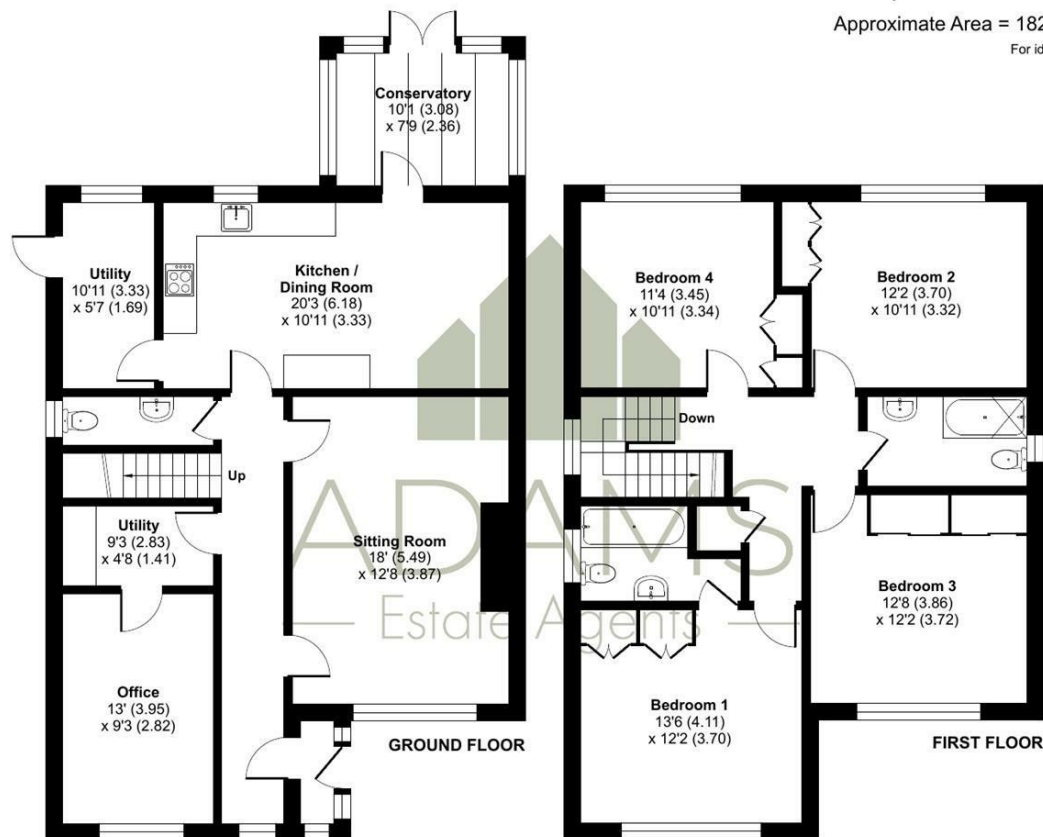






## Gretton Road, Winchcombe, GL54

Approximate Area = 1829 sq ft / 169.9 sq m  
For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Energy Efficiency Rating: 75 (Current), 79 (Potential)

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). © ncthem 2026. Produced for Adams Estate Agents Limited. REF: 1419373



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