



GUIDE PRICE
£545,000
Gloucester Street
Winchcombe GL54 5LX

THE PROPERTY

A completely renovated and remodelled period Winchcombe town house totalling 2241 square feet (208 m²), which has been skilfully and sympathetically restored to the highest standards.

A 'very handsome' (according to English Heritage) and vastly extended Grade II Listed property which now shows off its authentic C18th character features within the context of a complete range of contemporary fittings.

The rear wing features an impressive and beautifully fitted kitchen and dining room with a double bedroom and ensuite above, accessed via its own staircase giving a private and self-contained feel.

There is a ground floor study/playroom (with cellar below) that has bifolding doors onto a small courtyard and a path leads to a private newly lawned and fenced garden which also has a pedestrian right of way to Back Lane.

In the original front part of the house there is a comfortable sitting room with woodburner, a cloakroom, and a double bedroom with ensuite on both the first and second floors.

Note: some of the internal photographs include computer generated furnishings.

Available with no onward chain.

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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.

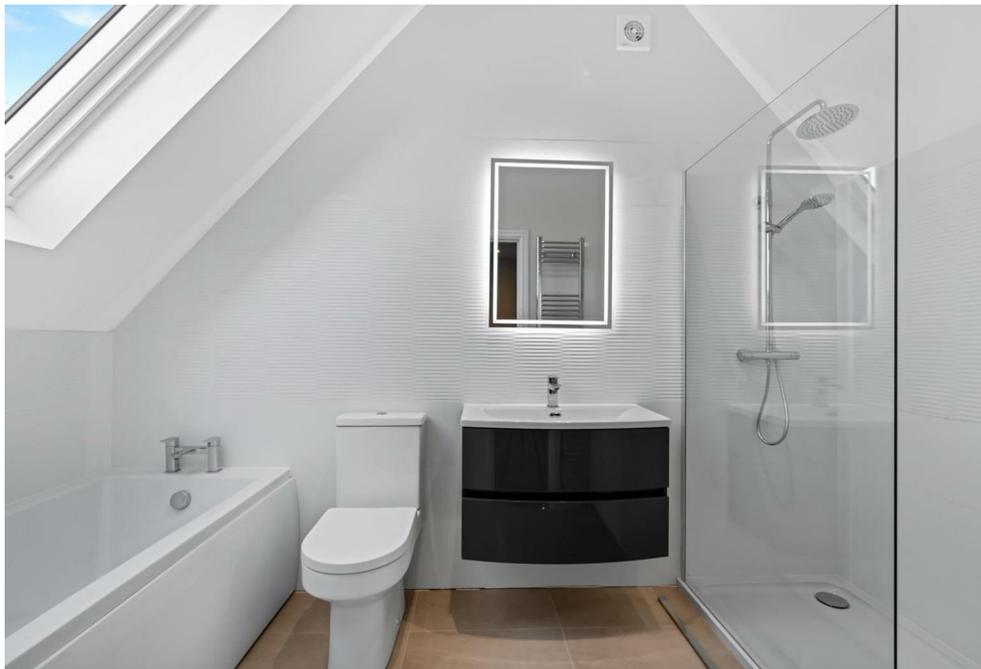
The town's cultural and recreational life is further enhanced by the Isbourne Arts Centre, a vibrant venue for music, drama, and community events; and the Winchcombe Park, which offers a Multi-Use Games Area (MUGA), a skate park, an outdoor gym, and picnic areas, strengthening the local community spirit.

ADDITIONAL INFORMATION

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

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.gov.uk









Gloucester Street, GL54

Approximate Area = 2146 sq ft / 199.4 sq m

Limited Use Area(s) = 95 sq ft / 8.8 sq m

Total = 2241 sq ft / 208.2 sq m

For identification only - Not to scale

Denotes restricted head height

TENURE

Freehold

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			81
(69-80) C			
(55-68) D		66	
(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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Adams Estate Agents Limited. REF: 1254215



OFFICE ADDRESS

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

OFFICE DETAILS

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