ADAMS
Estate Agents

GUIDE PRICE
£1,325,000

Gretton Road

Winchcombe GL54 5EJ

THE PROPERTY

An elegant detached Edwardian house with generous and superbly stocked gardens and wonderful views to the hills, situated within easy reach of Winchcombe's many amenities.
Featuring well-proportioned rooms, high ceilings and character features typical of its period, the property also has a self-contained two-storey annexe.
Exuding a sense of space and light, the house has a welcoming entrance hall, a beautifully refitted contemporary kitchen/breakfast room with breakfast bar and integrated appliances, a bay-fronted sitting room and separate dining room, a further reception room to the rear, a conservatory and a utility room.
On the first floor there is a principal bedroom with ensuite shower room, three further spacious bedrooms and a refitted family bathroom.
The annexe, which forms the original part of the property and has exposed stonework and timbers, mullion windows and woodblock flooring, comprises a sitting room, a kitchen and a bedroom with ensuite shower room.
Plentiful off road parking is available on the driveway which leads to a substantial garage and workshop.
The sunny gardens are of particular note and contain a great variety of mature plants and trees.

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

Gretton Road, Winchcombe, Cheltenham, GL54

Approximate Area = 2993 sq ft / 278 sq m
Outbuilding = 420 sq ft / 39 sq m
Total = 3413 sq ft / 317 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: 1300852

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
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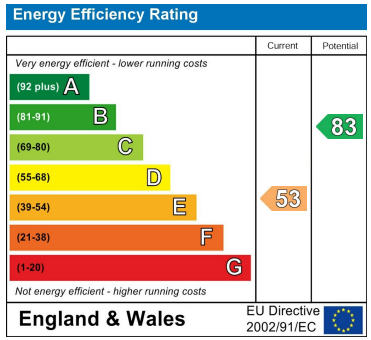
VIEWINGS
By prior appointment only



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

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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