

GUIDE PRICE  
£725,000  
Riverside  
Winchcombe GL54 5JP

## THE PROPERTY

Situated on the edge of a select development within 1/4 of a mile of Winchcombe's historic centre, this impressive five-bedroom detached home perfectly balances modern comfort with a picturesque Cotswold setting. The ground floor features a bright, spacious sitting room that flows seamlessly into the adjoining dining room, alongside a refitted kitchen/breakfast room and a separate utility room and cloakroom.

The first floor offers five well-proportioned bedrooms, including a principal suite with a private ensuite, complemented by a further full family bathroom. Practicality is assured with an integral double garage and an expansive driveway providing parking for several vehicles.

The outdoor space is a particular highlight; a lovely leafy outlook provides a sense of tranquility, while the property benefits from a garden cabin/workshop. Beyond the main garden wall lies an additional area that extends down to the infant River Isbourne. Furthermore, direct access to the riverside footpath is located just across the road, perfect for exploring the surrounding countryside.

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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 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)

Affected by surface water flooding in 2007. No flooding since. Mitigation measures installed. Flood Risk: Very Low. ([gov.uk](http://gov.uk))









## Riverside, Winchcombe, GL54

Approximate Area = 1550 sq ft / 144 sq m

Double Garage = 265 sq ft / 24.6 sq m

Total = 1815 sq ft / 168.6 sq m

For identification only - Not to scale

### TENURE

Freehold

### LOCAL AUTHORITY

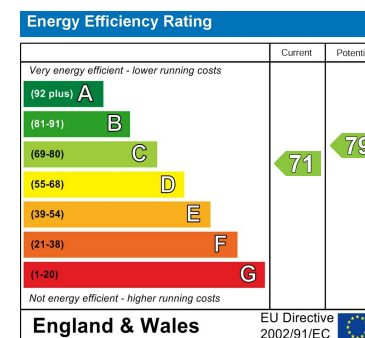
Tewkesbury Borough Council

### 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 2026. Produced for Adams Estate Agents Limited. REF: 1415987



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