



GUIDE PRICE  
£400,000  
Greet Road  
Winchcombe GL54 5JT



## THE PROPERTY

\*Under Offer\*

A spacious and light non-estate three bedroom semi-detached house in an elevated position with no onward chain.

Featuring an impressive open plan L-shaped sitting/dining room and kitchen with glazed doors opening onto a private south-west facing garden, a separate utility room and cloakroom, a principal bedroom with built-in wardrobes and views to the hills, two further bedrooms and a modern bathroom with separate shower cubicle.

A block paved driveway provides space for several vehicles and this leads to a good sized garage.

The convenient location is a particular feature; Winchcombe Park, the schools, the shops, pubs and restaurants are all within very easy reach.

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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, drainage, water and electricity are connected. Gas central heating and hot water 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







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## Greet Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1039 sq ft / 96.5 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1165 sq ft / 108.2 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). © nchecom 2025. Produced for Adams Estate Agents Limited. REF: 1311264

### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

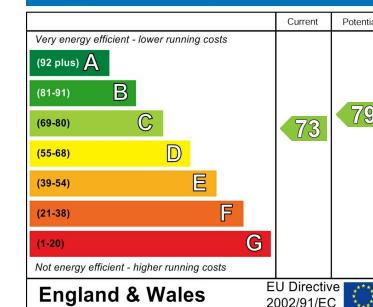
### COUNCIL TAX BAND

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### VIEWINGS

By prior appointment only

#### Energy Efficiency Rating



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.