

ADAMS
Estate Agents

GUIDE PRICE
£550,000
Newtown
Toddington GL54 5DU

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THE PROPERTY

Occupying an exceptional plot of about 0.45 of an acre within the sought-after village of Toddington, this attractive detached Cotswold stone residence combines timeless period character with light, well-proportioned living spaces. The property is uniquely served by two independent vehicle access points: a traditional driveway to the front and a secondary side entrance leading directly to the garage, offering superb practical flexibility.

The interior is defined by its spacious and bright atmosphere. At its heart lies the impressive sitting room, featuring a magnificent inglenook fireplace with a wood-burning stove that serves as a striking focal point. A versatile second reception room, currently utilised as a dining room, provides the potential for a dedicated family room or home office. The ground floor is completed by a kitchen/breakfast room at the rear, supported by a functional utility room and a cloakroom.

The first floor comprises three double bedrooms, including two particularly generous principal rooms, all of which are served by a modern shower room.

The mature gardens are a standout feature, extending to approximately 0.45 acres. Populated with a variety of established trees and shrubs, the grounds provide a high degree of privacy and a beautiful verdant backdrop to this fine village home.

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SITUATION

Toddington is a charming Cotswold village situated three miles north of Winchcombe and five miles from Broadway. Set within the Cotswolds National Landscape, it offers a refined rural lifestyle supported by excellent local amenities.

The village features a well-stocked shop, the Grade I listed St Andrew's Church, and the popular Pheasant Inn. The Gloucestershire Warwickshire Steam Railway (GWSR) is headquartered here, providing a unique heritage character alongside a station café. For community events, the active village hall serves as a vibrant social hub.

Education is provided by Isbourne Valley Primary School in nearby Didbrook, just over a mile away. Outdoor enthusiasts benefit from immediate access to the Cotswold Way and numerous walking trails on the doorstep.

Connectivity is a key highlight; Cheltenham's extensive shopping is ten miles away, while the M5 is approximately nine miles distant at Tewkesbury. Mainline rail links to London and the Midlands are accessible from nearby Ashchurch station.

ADDITIONAL INFORMATION

Mains electricity, water and drainage are connected. Electric 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

Affected by surface water flooding in 2007. No flooding since. Mitigation measures installed including new drainage. Flood Risk: Very Low. (gov.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.



















Newtown, Toddington, Cheltenham, GL54

Approximate Area = 1703 sq ft / 158.2 sq m
Garage = 187 sq ft / 17.4 sq m
Total = 1890 sq ft / 175.6 sq m
For identification only - Not to scale



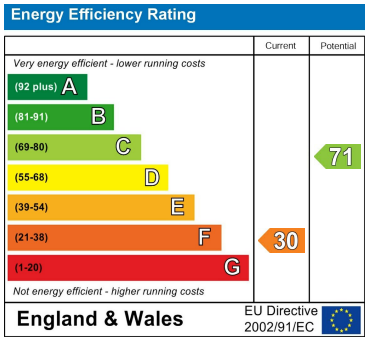
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1453589

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
F

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

ADAMS
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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