



GUIDE PRICE
£599,950
Delavale Road
Winchcombe GL54 5HN



THE PROPERTY

Sold by Adams

A substantial and spacious four bedroom detached house with a double garage on this very popular development, available with no onward chain and situated within easy reach of Winchcombe's amenities.

Featuring a lovely south facing private rear garden, an 18ft (5.5m) sitting room with a bay window, an adjoining dining room, a ground floor study, a kitchen/breakfast room and a cloakroom. On the first floor is a bright dual aspect principal bedroom with fitted wardrobes and an en suite bathroom, three further bedrooms and a family bathroom.

The loft space above the double garage has been converted into accommodation in several of the similar houses on the development.

4



2



3



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

SITUATION

Winchcombe is an ancient Saxon town situated on the famous Cotswold Way about 7 miles north-east of Cheltenham (2hrs to London Paddington by train), 8 miles from Broadway and 16 miles from Gloucester. Many of the houses are listed as being of architectural interest and part of the town lies within the Cotswolds Area of Outstanding Natural Beauty. The thriving local community offers an excellent range of amenities including independent shops, supermarkets, several pubs and restaurants, dental and doctors surgeries, a library, an 'Outstanding' primary school, a secondary school and numerous clubs and societies.











Delavale Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1690 sq ft / 157 sq m

Garage = 256 sq ft / 23.7 sq m

Total = 1946 sq ft / 180.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2024.
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TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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.