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Estate Agents

GUIDE PRICE
£425,000

Royle Mews, Cowl Lane

Winchcombe GL54 5SF

THE PROPERTY

A Rare Find in Central Winchcombe.
A meticulously presented home within the prestigious 2016 conversion of the historic Parish Hall. Designed by award-winning architects Tyack Associates, this exclusive boutique development of just eight properties sits right in the heart of Winchcombe, moments from independent shops and eateries.
The property is built from classic Cotswold stone and offers a sophisticated, modern layout:
Middle Floor: A bright, dual-aspect living, kitchen and dining space that serves as a fantastic social hub, complete with a useful adjoining pantry.
Ground Floor: A welcoming entrance hall, a generous double bedroom with an en-suite, alongside a practical utility and cloakroom.
Top Floor: A second double bedroom featuring a dedicated study area, built-in storage, and its own en-suite.
Outside, residents enjoy beautifully maintained communal gardens and the convenience of allocated parking.
Whether you are looking for a centrally located and low-maintenance home, a secure "lock-up and leave" Cotswold retreat or a high-quality long-term rental investment, this property offers a perfect blend of history and contemporary comfort, available with no onward chain.

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ADDITIONAL INFORMATION

- Mains gas, electricity, water and drainage are connected. Gas central heating and hot water.
- Residents each own a share in the Royle Mews Management Company Ltd, and a twice yearly service charge, currently £321.75 for 6 months, includes window & bin cleaning, communal gardening, maintenance, lighting, power and CCTV.
- To maintain the tranquil atmosphere of the mews, short-term holiday letting is not permitted.

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.

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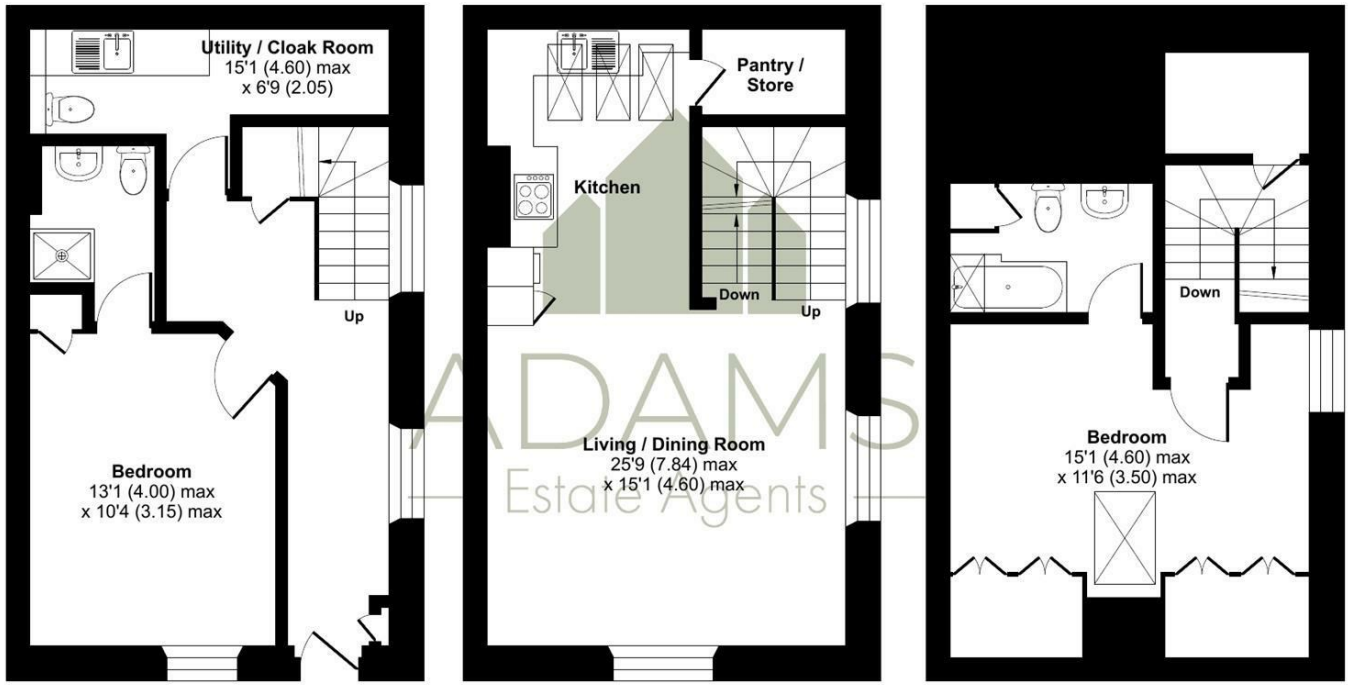
Royle Mews, Cowl Lane, Winchcombe

Approximate Area = 1116 sq ft / 103.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

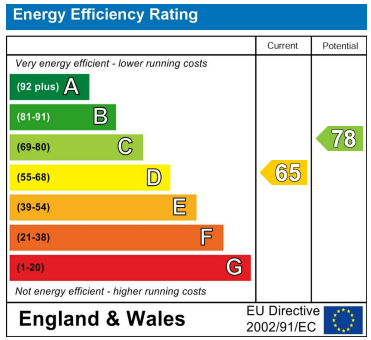
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1388245

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
E

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 Estate Agents

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