



GUIDE PRICE  
£385,000  
Hailes Street  
Winchcombe GL54 5HU



## THE PROPERTY

\*Sold (stc) by Adams\*

A beautifully presented two bedroom Grade II Listed period cottage with a private parking space on nearby Silk Mill Lane, rear access to the sunny garden and superb views to the Cotswold escarpment. Highlights include restored original features such as timbers and stonework, a sitting room with gas stove, a bespoke kitchen with integrated dishwasher, fridge, freezer and washer/dryer, excellent storage and a dining area with glazed doors to the garden.

On the first floor are two double bedrooms and a bathroom. The property is currently run as a successful Holiday Let with bookings that may be able to be transferred to a new owner subject to any terms and conditions.

No onward chain.

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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.

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)

Local Authority: Tewkesbury Borough Council - Council Tax Band to be applied for as currently holiday let.









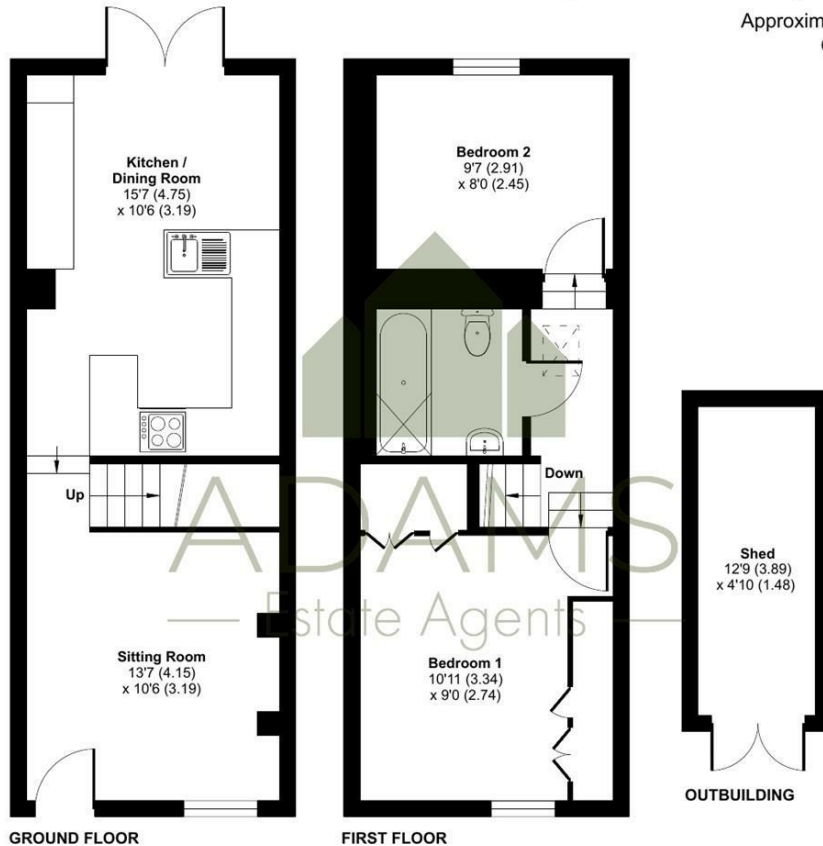
## Hailes Street, Winchcombe, Cheltenham, GL54

Approximate Area = 617 sq ft / 57.3 sq m

Outbuilding = 62 sq ft / 5.7 sq m

Total = 679 sq ft / 63 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

OUTBUILDING

### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

Exempt

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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: 1273073



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