



GUIDE PRICE  
£599,950  
Chedworth Drive  
Winchcombe GL54 5BE

## THE PROPERTY

A smartly presented and well-maintained detached four double bedroom, three bath/shower room house on a select Winchcombe development, available with no onward chain.

Featuring an 18ft. (5.5m) kitchen/breakfast room with adjoining utility room, a comfortable sitting room with double doors to a separate dining room, a study/playroom and a cloakroom.

Upstairs there is a principal bedroom with ensuite, a further bedroom with ensuite, a family bathroom and two further bedrooms.

Built in 2011, the property includes a beautifully tended and enclosed rear garden, driveway parking and a garage and the house is conveniently situated within half a mile of the excellent amenities of Winchcombe.

4



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3



## 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.

## ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via boiler.

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)







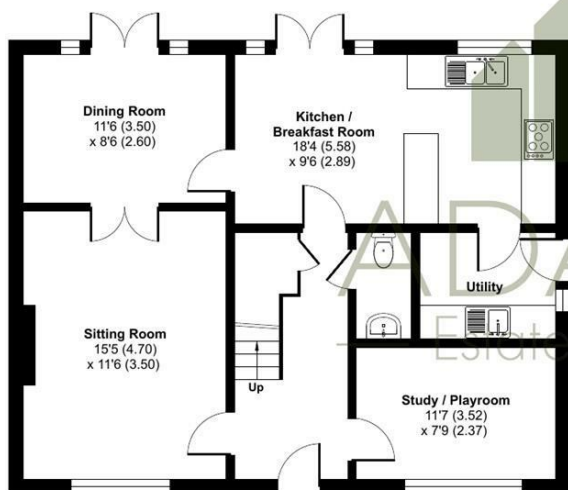
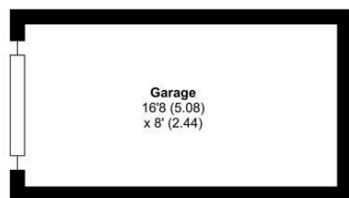
## Chedworth Drive, Winchcombe, Cheltenham, GL54

Approximate Area = 1489 sq ft / 138.3 sq m

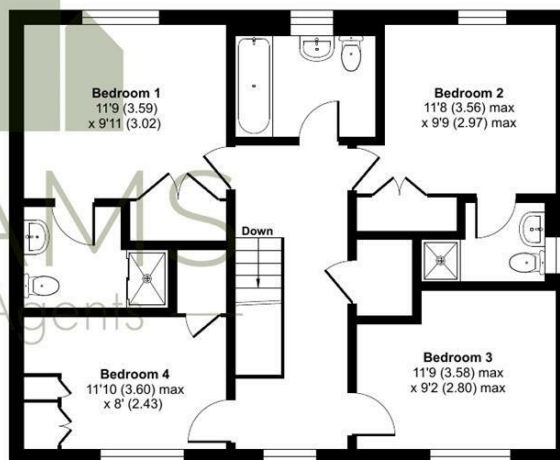
Garage = 168 sq ft / 15.6 sq m

Total = 1657 sq ft / 153.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

### 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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). © nrichcom 2025. Produced for Adams Estate Agents Limited. REF: 1299210



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