



OFFERS OVER  
£430,000  
Brydges Close  
Winchcombe GL54 5GE



## THE PROPERTY

\*Sold by Adams\*

Superbly situated overlooking Winchcombe's Dell and on a peaceful no-through road, a detached three bedroom house within easy reach of the town's many amenities and surrounding countryside.

Built by Bloor Homes in 2015 and much upgraded at purchase, the property features a walled rear garden, a garage with useful side door, a larger than average driveway, a fully equipped kitchen with shuttered bay windows, a ground floor cloakroom, a lovely light sitting room with French doors to the garden, a principal bedroom with ensuite shower room and built-in wardrobes, two further bedrooms and a family bathroom.

3



2



1



## 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, electricity, water and drainage are connected. Gas central heating via combi 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)







## Brydges Close, Winchcombe, Cheltenham, GL54

Approximate Area = 873 sq ft / 81.1 sq m

Garage = 140 sq ft / 13 sq m

Total = 1013 sq ft / 94.1 sq m

For identification only - Not to scale

### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

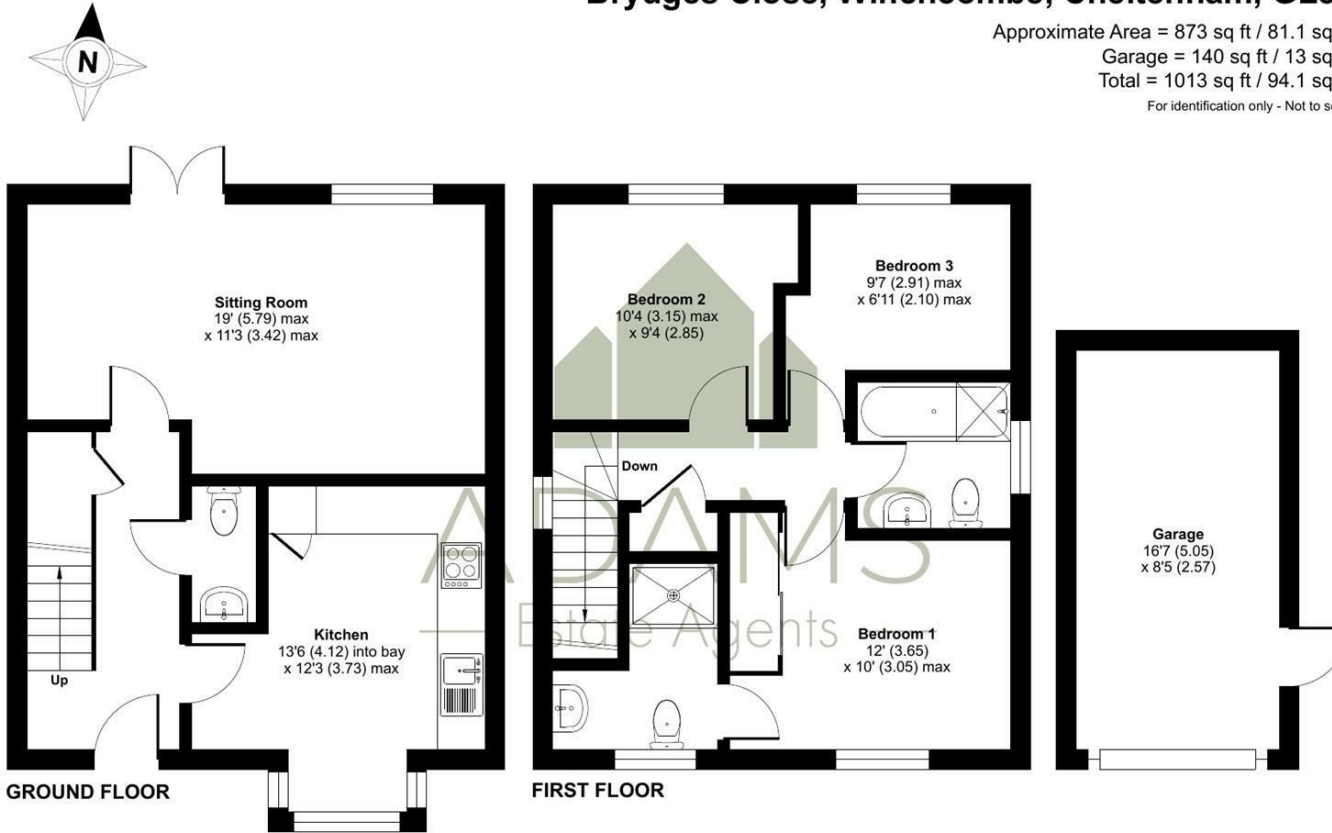
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### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			<b>90</b>
(81-81) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	
(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: 1243750



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