



GUIDE PRICE

£645,000

Delavale Road

Winchcombe GL54 5HN

THE PROPERTY

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



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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

TENURE

Freehold

LOCAL AUTHORITY

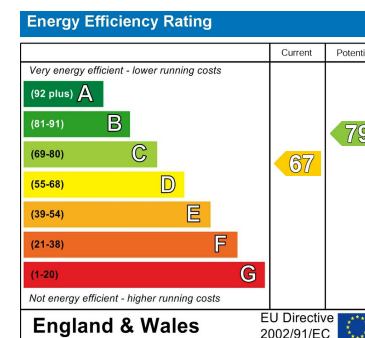
Tewkesbury Borough Council

COUNCIL TAX BAND

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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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Adams Estate Agents Limited. REF: 1174379



OFFICE ADDRESS

Hereford House, 20 North
Street, Winchcombe,
Cheltenham, Gloucestershire,
GL54 5PS

OFFICE DETAILS

01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com