



GUIDE PRICE

£250,000

Spittle Leys

Winchcombe Cheltenham GL54 5YZ

## THE PROPERTY

**\*Under Offer\***

Situated in a quiet no-through road within easy walking distance of Winchcombe's vibrant centre, this two-bedroom terraced home on Spittle Leys offers a fantastic "blank canvas" opportunity. Offered with no onward chain, the property requires refurbishment throughout, making it an ideal project for those looking to put their own stamp on a home in a sought-after Cotswold location.

The internal layout comprises a spacious, dual-aspect sitting/dining room and a kitchen with significant potential for modernisation. Upstairs, the floorplan provides two well-proportioned double bedrooms and a family bathroom. Other houses on this development built with the same layout have divided the front bedroom to provide a third where needed.

Externally, the property features a private rear garden which provides convenient rear access to a tandem driveway—a rare and valuable asset so close to the town centre. This is an excellent opportunity to add value to a property in a peaceful yet central position. Internal viewing is highly recommended to appreciate the scope on offer.

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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 drainage, water and electricity are connected. Electric night storage heating and hot water via electric immersion tank.

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)





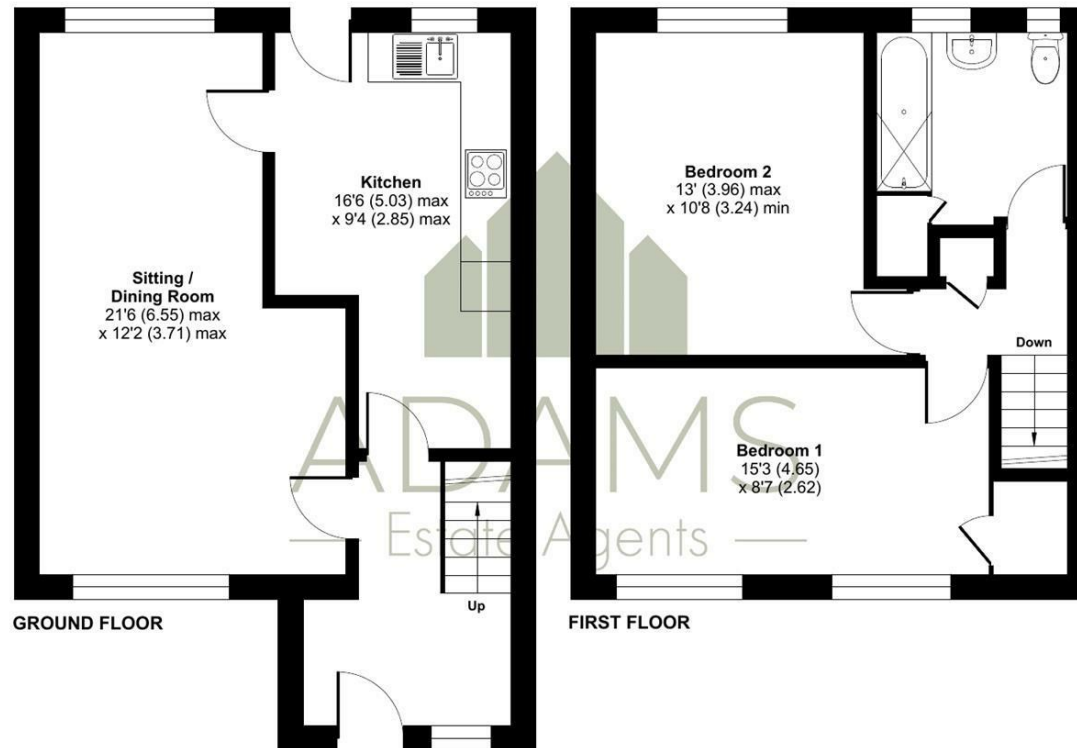




## Spittle Leys, Winchcombe, GL54

Approximate Area = 853 sq ft / 79.2 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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 2026. Produced for Adams Estate Agents Limited. REF: 1404770



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