

GUIDE PRICE

£350,000

North Street

Winchcombe GL54 5PS

THE PROPERTY

Under Offer A delightful two-bedroom period Cotswold stone cottage, enviably situated in the very heart of Winchcombe and offered for sale with the benefit of no onward chain. Combining traditional character with a thoughtful layout, the property offers comfortable and practical living space throughout.
The ground floor accommodation opens into a spacious sitting room measuring nearly 19ft in length, defined by an attractive inglenook fireplace housing a woodburning stove. To the rear, a generous kitchen and dining room provides an ideal hub for everyday living, featuring a fitted kitchen and bi-folding doors that seamlessly connect the interior to the courtyard garden.
On the first floor, the landing leads to two well-proportioned bedrooms, including a principal bedroom with built-in wardrobe storage, alongside a main family bathroom.
Outside, the private courtyard garden is fully paved for ease of maintenance and bounded by attractive Cotswold stone walling, creating a secluded setting for alfresco dining. A pedestrian gate at the rear gives direct and convenient access toward Cowl Lane for the nearby public car park.
With Winchcombe's vibrant high street, independent shops, traditional pubs, and comprehensive day-to-day services situated just moments from the front door, this is an exceptional opportunity for buyers seeking a low-maintenance town home, country bolt-hole, or investment property in a highly sought-after GL54 location.

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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 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 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
The property is within an Article 4 Direction zone of the conservation area, meaning planning permission is required for certain external alterations.
Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.


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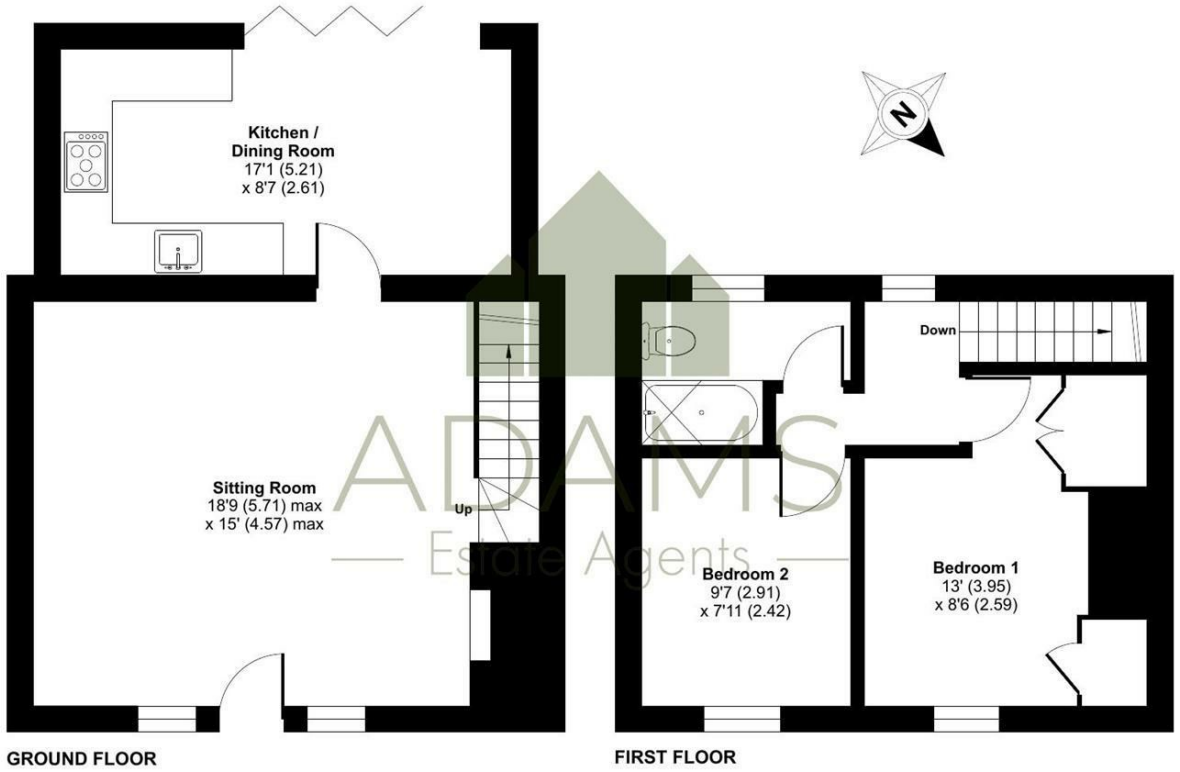
North Street, Winchcombe, Cheltenham, GL54

Approximate Area = 751 sq ft / 69.8 sq m

For identification only - Not to scale



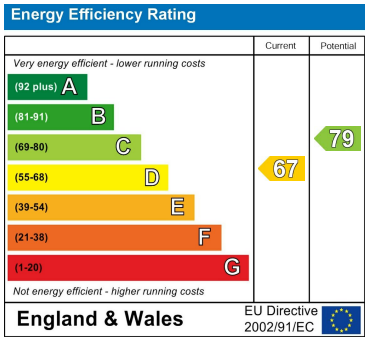
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1539400

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
Exempt

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

ADAMS
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