



GUIDE PRICE  
£465,000  
Gloucester Street  
Winchcombe GL54 5NA



## THE PROPERTY

With driveway parking, a garage, a sunny south-east facing garden and superb views, an extended three bedroom Grade II Listed period cottage, available with no onward chain.

The house would benefit from a thorough refurbishment but retains a host of character features.

The surprisingly spacious accommodation includes a 22ft (6.7m) reception room with a gas fire and patio doors to the garden, a dining room/study to the front, a kitchen with a range cooker and a conservatory to the rear.

Upstairs, the principal bedroom has a dressing room/office and there is a Jack and Jill bathroom beyond. The two further bedrooms both have built-in wardrobes and are served by a shower room.

The driveway is immediately to the right of the cottage which has space for a couple of vehicles and leads to the detached stone-faced garage with a pitched roof.

3



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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. Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



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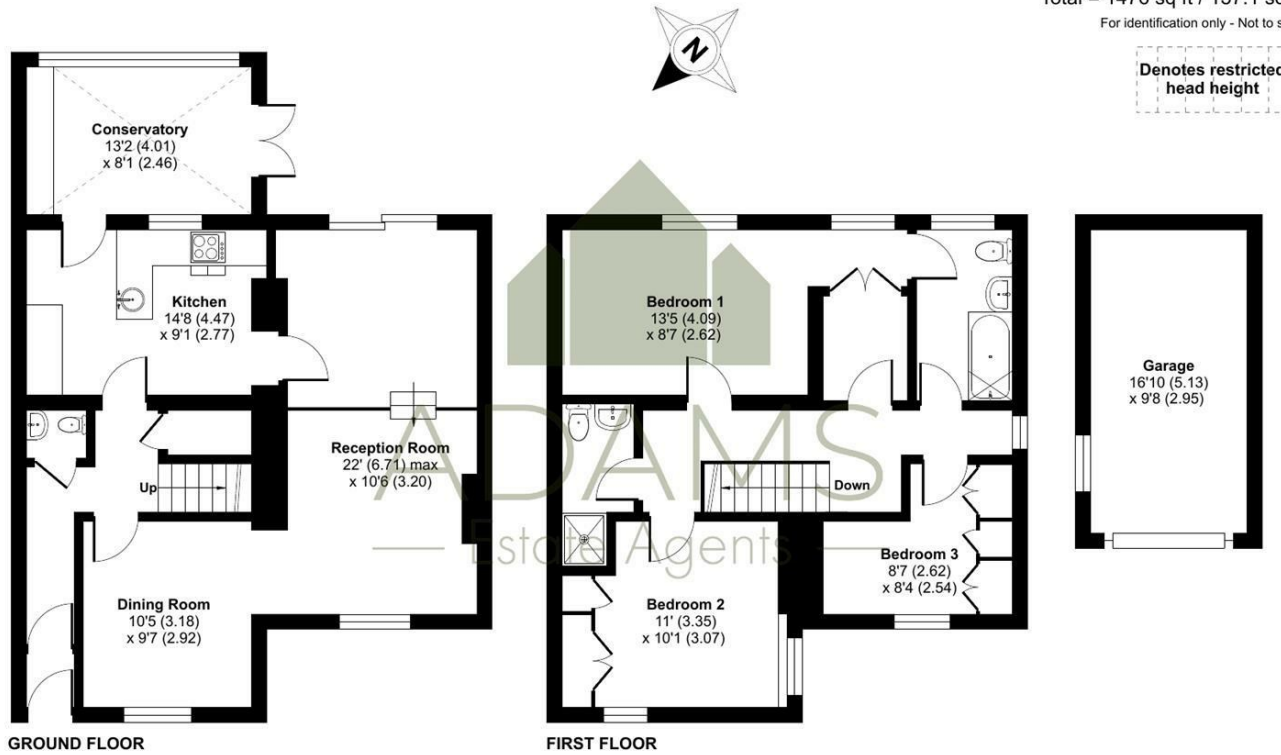
## Gloucester Street, Winchcombe, Cheltenham, GL54

Approximate Area = 1314 sq ft / 122 sq m

Garage = 162 sq ft / 15.1 sq m

Total = 1476 sq ft / 137.1 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

E

### 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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Adams Estate Agents Limited. REF: 1226235



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