



GUIDE PRICE  
£365,000  
Hailes Street  
Winchcombe GL54 5HU

## THE PROPERTY

With driveway parking on nearby Silk Mill Lane, a beautifully presented and much improved two bedroom Cotswold stone period cottage available with no onward chain.

Situated within a short walk of Winchcombe's many amenities, this Grade II Listed house is steeped in character including exposed timbers and stonework, two inglenook fireplaces with woodburners and flagstone flooring.

The ground floor comprises an entrance lobby, an impressive 8m (27ft) sitting and dining room, a modern kitchen and an adjoining utility/boot room to the rear.

On the first floor are two double bedrooms and an unusually spacious full bathroom with separate shower cubicle.

The rear tiered garden is a tranquil space with views to the hills and a summerhouse and you feel as if you could be in the middle of the countryside rather than in a small town.

2



1



2



## 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 property broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Local Authority: Tewkesbury Borough Council - Council Tax Band to be applied for as currently holiday let.





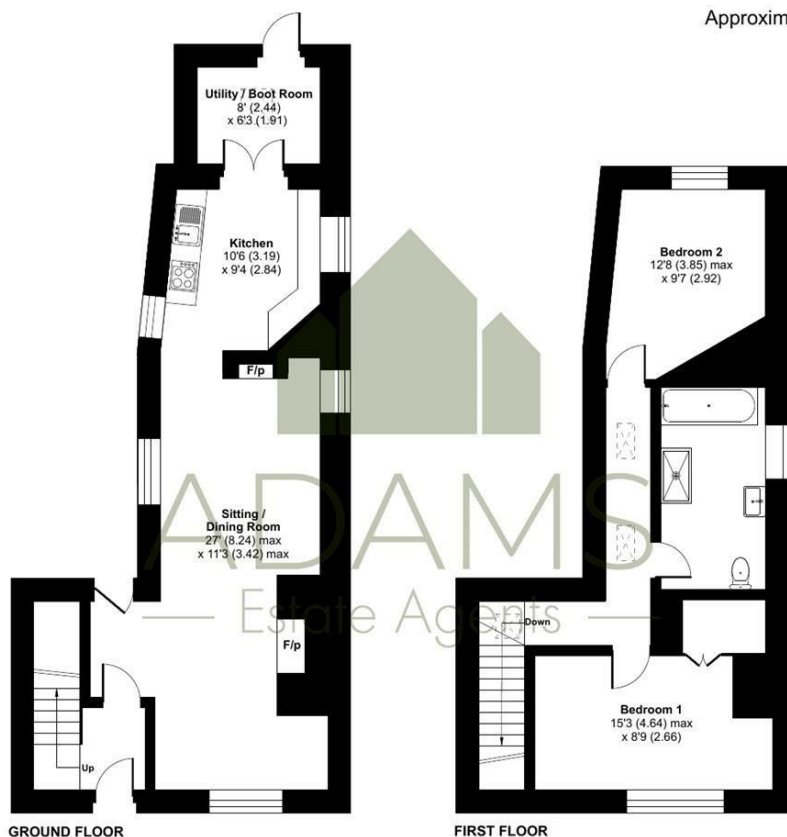




## Hailes Street, Winchcombe, Cheltenham, GL54

Approximate Area = 1029 sq ft / 95.6 sq m

For identification only - Not to scale



### 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

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: 1263535



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