



GUIDE PRICE  
£700,000  
Smithy Lane  
Greet, Nr Winchcombe GL54 5BP



## THE PROPERTY

Situated on a superb edge of village plot of approximately 0.4 acres and with lovely countryside views, a substantial character property with immense potential to renovate and extend, subject to permissions.

Available now and with no onward chain, the property features a large double garage/car port/workshop that could be incorporated into the house if required.

On the ground floor is a spacious 7.7m sitting and dining room with fireplace, a kitchen to the rear, a separate utility room and a ground floor shower room.

Upstairs, the principal bedroom has an ensuite bathroom, there are three further bedrooms and a family bathroom.

This semi-detached house is set well back from the lane and a long driveway leads up past the expansive front lawn to the garage. The mature gardens have a great variety of trees and give a sense of privacy and tranquillity.

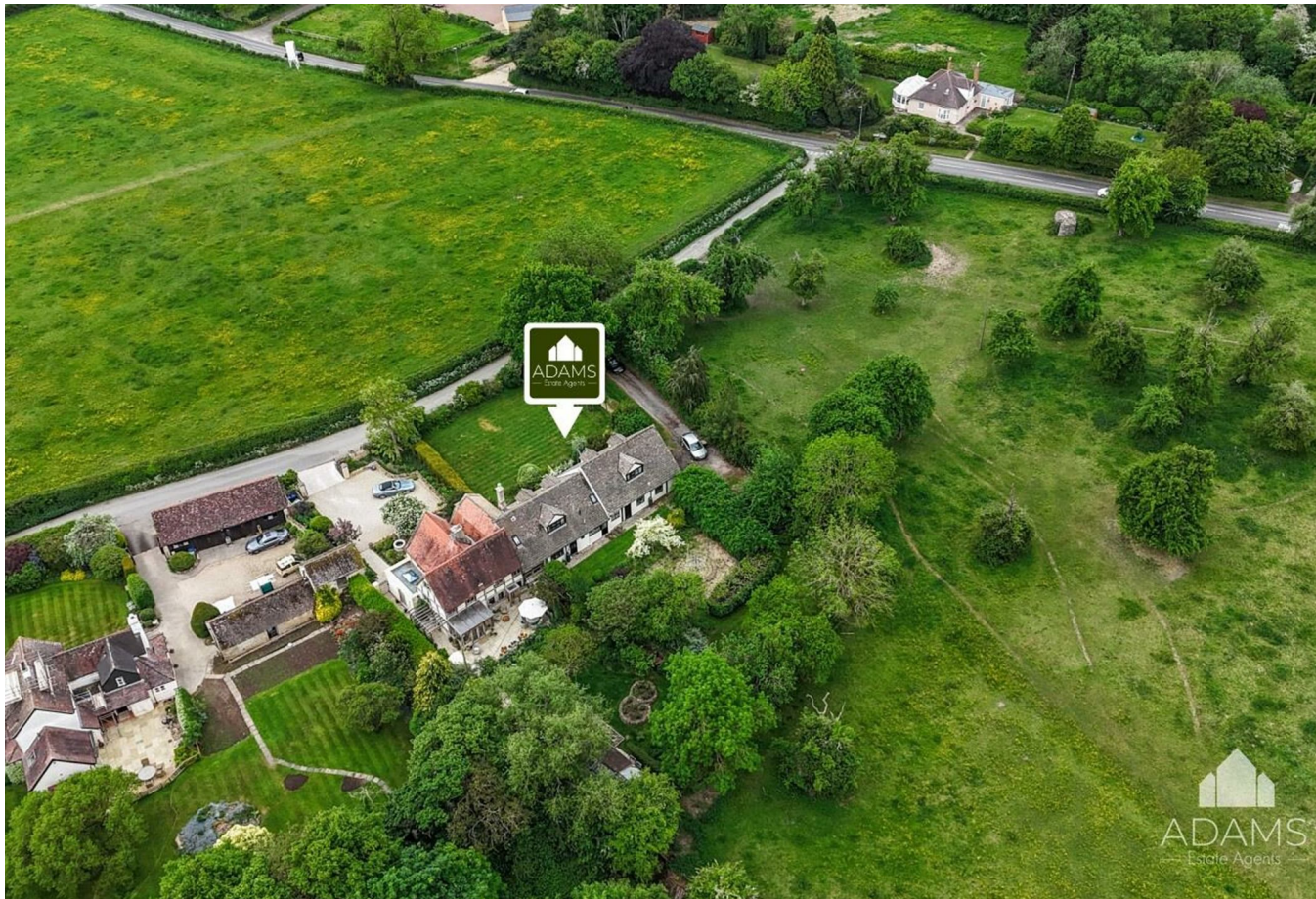
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## SITUATION

The village of Greet is situated about 1 mile from the historic town of Winchcombe, which 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, a primary and secondary school and numerous clubs and societies.

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





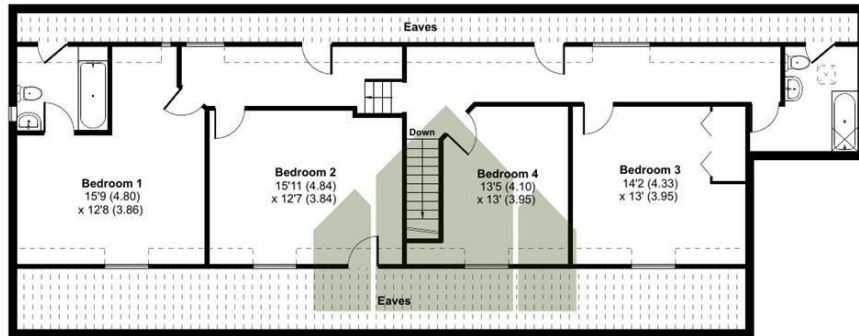




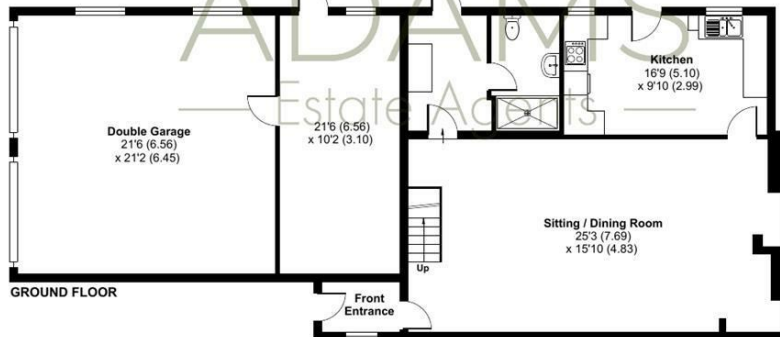
## Smithy Lane, Greet, Cheltenham, GL54

Approximate Area = 1807 sq ft / 167.8 sq m  
 Limited Use Area(s) = 638 sq ft / 59.2 sq m  
 Garage = 664 sq ft / 61.6 sq m  
 Outbuilding = 26 sq ft / 2.4 sq m  
 Total = 3135 sq ft / 291 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height

### TENURE

Freehold

### LOCAL AUTHORITY

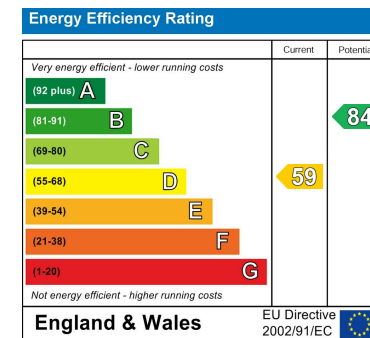
Tewkesbury Borough Council

### 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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Adams Estate Agents Limited. REF: 1294420



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