



GUIDE PRICE  
£369,950  
Gloucester Street  
Winchcombe GL54 5LX



## THE PROPERTY

An extended two double bedroom Grade II Listed Cotswold stone cottage with great character, a garden studio/office and planning permission granted to extend the kitchen if required (23/00111/FUL).

The property comprises a sitting room with an impressive stone fireplace and woodburner, a kitchen and dining room to the rear with glazed doors to the landscaped private rear garden, a utility/laundry area, a ground floor cloakroom, a double bedroom and a full bathroom on the first floor and a second double bedroom on the second floor with views to the hills.

Available with no onward chain.

2



1



1



## 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 via combi boiler.

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)

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## Gloucester Street, Winchcombe, Cheltenham, GL54

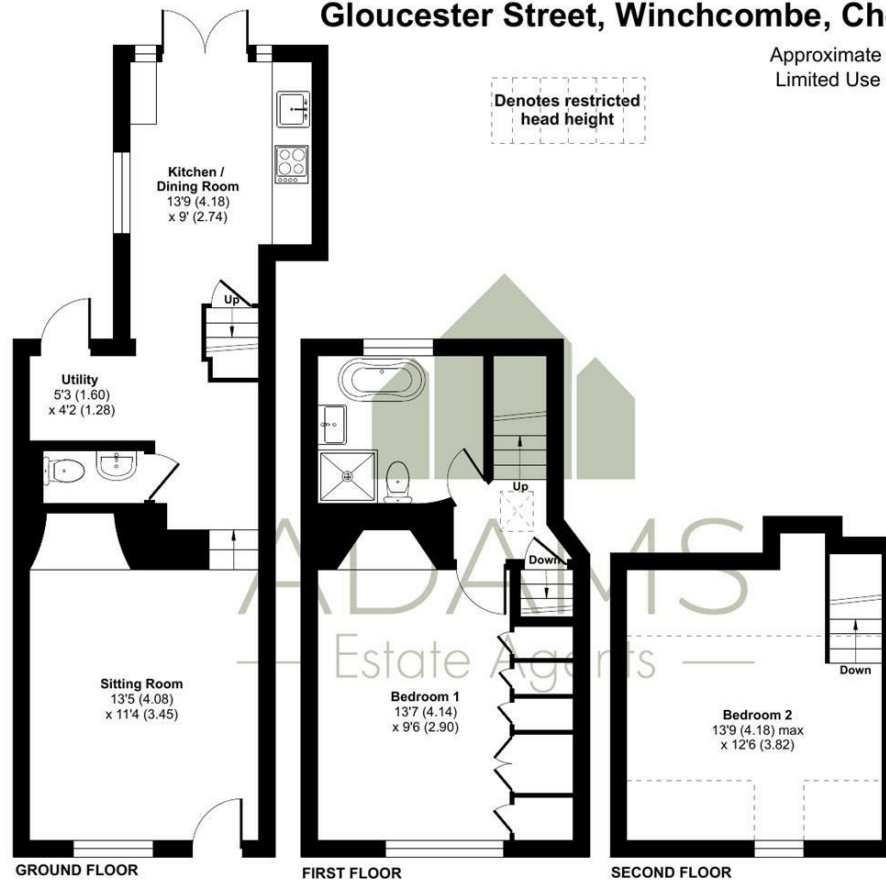
Approximate Area = 775 sq ft / 71.9 sq m

Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 852 sq ft / 79 sq m

For identification only - Not to scale

Denotes restricted  
head height



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

C

### 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). © ncthecom 2025. Produced for Adams Estate Agents Limited. REF: 1301100



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