



GUIDE PRICE
£465,000
Cowl Lane
Winchcombe GL54 5RA



THE PROPERTY

This exceptionally bright and spacious three-bedroom home offers a rare opportunity to acquire a non-estate property situated on a peaceful, centrally located lane just moments from Winchcombe's high street, with ample driveway parking for several vehicles.

The accommodation opens into a practical entrance hall and boot room, providing a perfect transition into the home. At the heart of the property, the expansive L-shaped living room is anchored by a traditional fireplace and features generous built-in storage. The modern kitchen is equipped with a range cooker and flows into a versatile utility and shower room, which includes a corner cubicle, W/C, and laundry plumbing. Another highlight is the magnificent family and dining room at the rear; bathed in natural light via a large roof lantern and featuring bi-folding doors, this space provides a seamless connection to the private garden.

The first floor continues the sense of volume with three double bedrooms, each offering well-proportioned dimensions and an airy feel. These rooms are served by a smartly presented, refitted family bathroom that reflects the high standard of finish found throughout the residence.

Combining the convenience of a town-centre location with the privacy of a non-estate setting, this property is perfectly suited for those seeking a modernised home with significant living space and exceptional natural light within a short stroll of all local amenities.

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ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas central heating 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

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 its ten award-winning gardens, including the stunning Queens' Garden, and 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.



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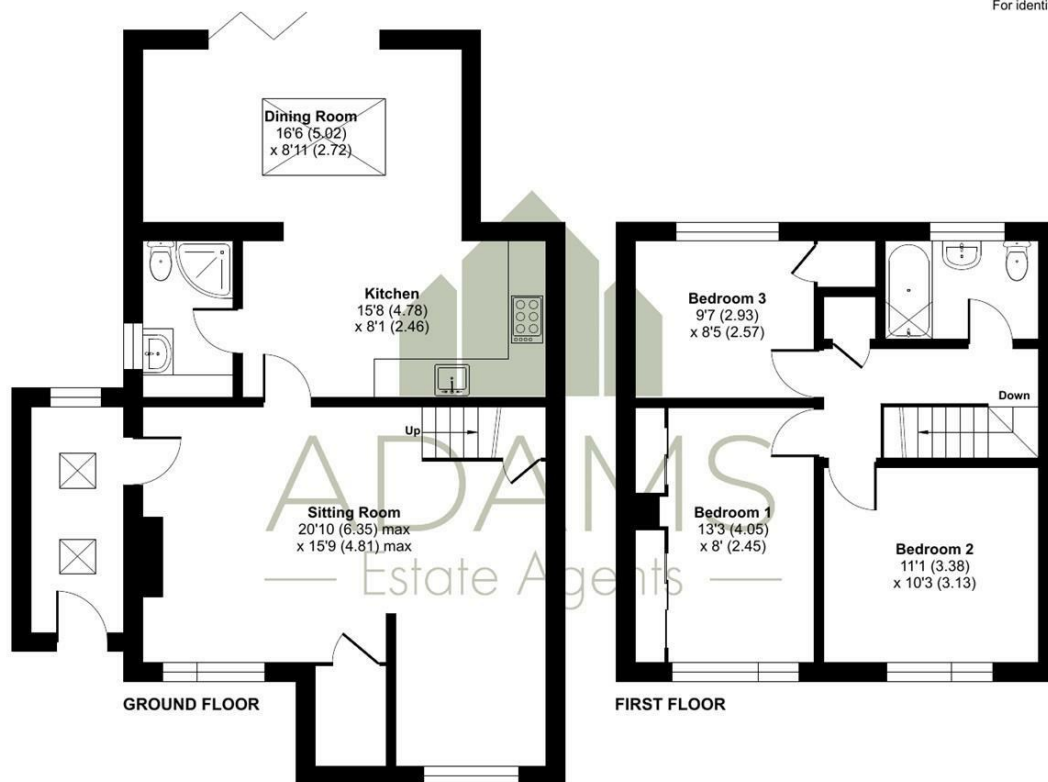






Cowl Lane, Winchcombe, GL54

Approximate Area = 1201 sq ft / 111.6 sq m
For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

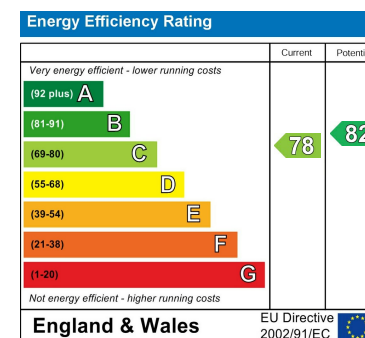
Tewkesbury Borough Council

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). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1448239



OFFICE ADDRESS

Hereford House, 20 North
Street, Winchcombe,
Cheltenham, Gloucestershire,
GL54 5PS

OFFICE DETAILS

01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com