



GUIDE PRICE  
£365,000  
Bull Lane  
Winchcombe GL54 5HY

## THE PROPERTY

A beautifully renovated and immaculately presented period Cotswold stone cottage in a central location with two double bedrooms, a private landscaped rear garden and an upstairs bathroom.

Situated on a lane a short stroll from Winchcombe's shops, pubs and restaurants, the house has recently undergone a thorough renovation and includes new windows throughout.

The accommodation comprises a spacious and light sitting and dining room with a refitted woodburner and exposed beams, a recently refitted kitchen with integrated appliances, two double bedrooms, one with a dressing area, and a bathroom.

The private rear garden has been professionally landscaped to include a lawn, paved seating areas, a lovely dry stone wall and a shed.

Available with no onward chain.

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## 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 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)



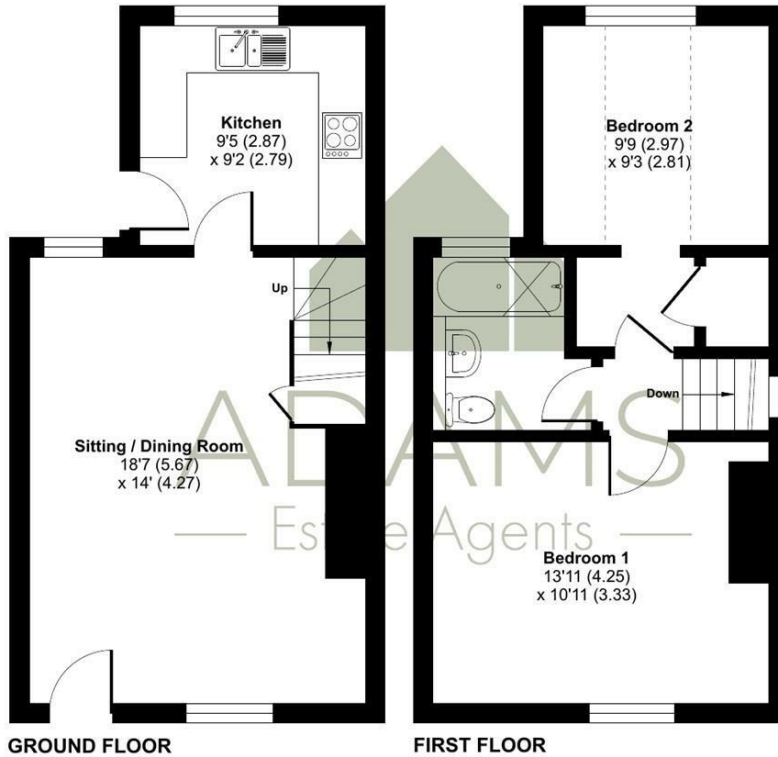




## Bull Lane, Winchcombe, Cheltenham, GL54

Approximate Area = 646 sq ft / 60 sq m  
 Limited Use Area(s) = 56 sq ft / 5.2 sq m  
 Total = 702 sq ft / 65.2 sq m

For identification only - Not to scale



Denotes restricted head height

### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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: 1309242



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