



GUIDE PRICE

£550,000

Harveys Lane

Winchcombe GL54 5QT

## THE PROPERTY

\*Sold (stc) by Adams\*

A substantially extended 1920s home that offers exceptionally flexible accommodation just half a mile from the heart of Winchcombe. This deceptively spacious semi-detached house features a versatile snug which, served by the adjacent ground-floor bathroom, functions perfectly as a fourth bedroom for guests or multi-generational living.

The true heart of the house is the expansive kitchen and dining room—a magnificent, light-filled hub designed for social family living and entertaining. There is also a comfortable separate sitting room on this floor. Moving upstairs, the landing connects to a well-appointed principal bedroom complete with its own private ensuite, alongside two further bedrooms and a modern family bathroom.

Externally, the beautifully stocked gardens provide a private sanctuary. Practicality is prioritised with secure gated parking for multiple vehicles and a detached garage.

With the added benefit of no onward chain, this property represents a rare opportunity to secure a substantial, modernised character home in a prime location.

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### 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.

### 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)









## Harveys Lane, Winchcombe, GL54

Approximate Area = 1459 sq ft / 135.5 sq m

Garage = 126 sq ft / 11.7 sq m

Total = 1585 sq ft / 147.2 sq m

For identification only - Not to scale

### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

D

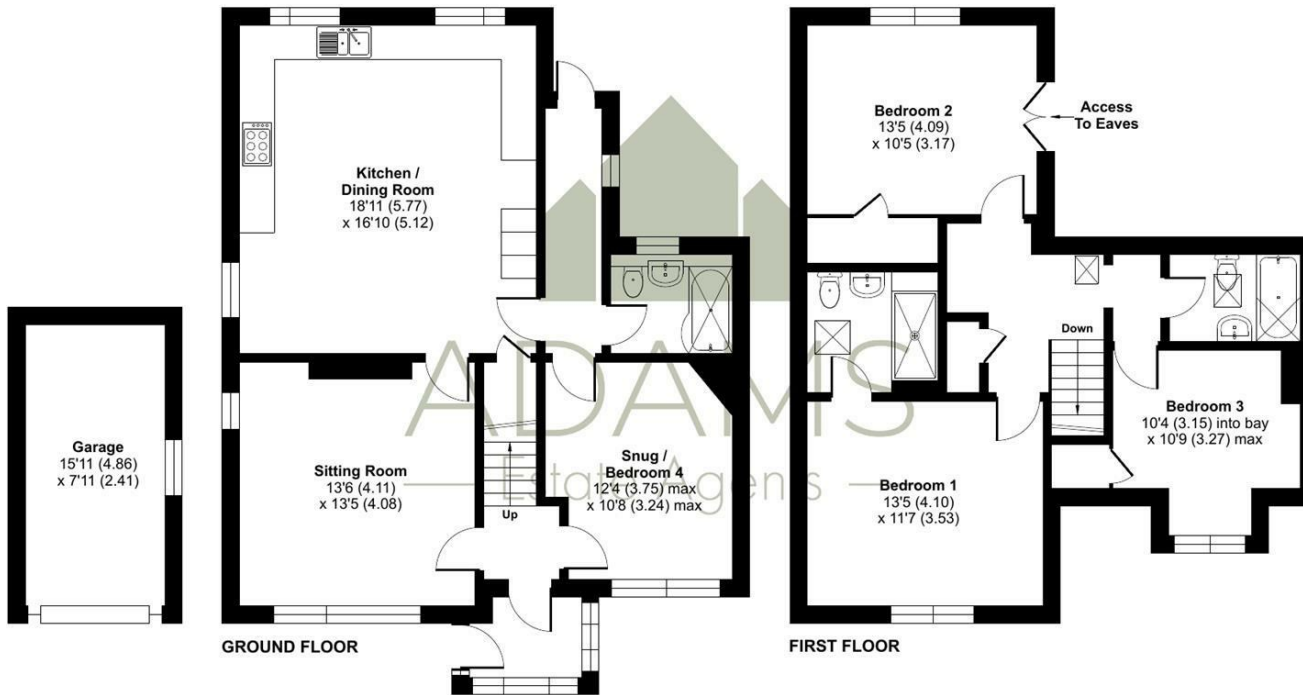
### VIEWINGS

By prior appointment only

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

Energy Efficiency Rating Scale: A (92+), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Current rating: 54 (E), Potential rating: 71 (C).

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 2026. Produced for Adams Estate Agents Limited. REF: 1438766



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