



GUIDE PRICE

£685,000

Gretton Road

Winchcombe GL54 5EE

THE PROPERTY

Sold by Adams

This substantially extended four bedroom period property, complete with private driveway parking for one vehicle, is an exceptional find, seamlessly blending timeless Cotswold character with modern, flexible living.

The main accommodation is centred around a magnificent, light-filled L-shaped kitchen/breakfast/living room, complemented by a practical utility room. The separate dining room features attractive flagstone flooring, while the sitting room offers a cosy haven with its woodburning stove. The ground floor also provides invaluable versatility with a fourth bedroom and an adjacent shower room, alongside a practical boot room.

Upstairs, there are three well-proportioned bedrooms and an impressive family bathroom, which boasts both a classic roll-top bath and a contemporary, separate walk-in shower.

4



2



3



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, electricity, water and drainage are connected. Gas central heating via combi boiler.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.gov.uk







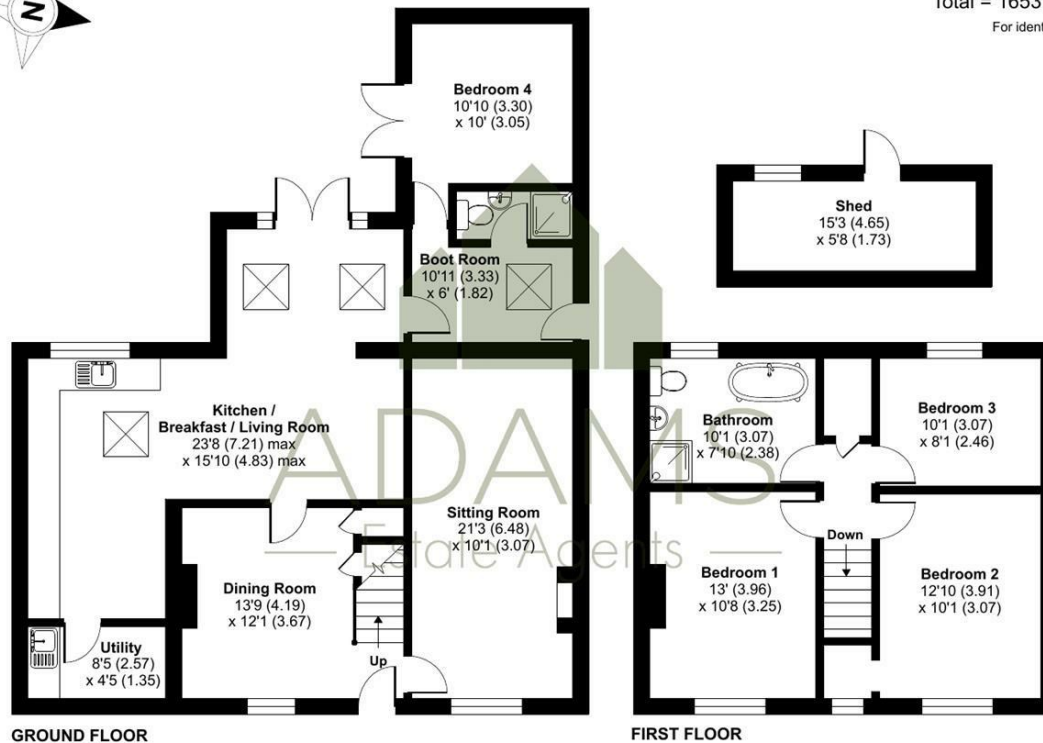
Gretton Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1567 sq ft / 145.6 sq m

Outbuilding = 86 sq ft / 8 sq m

Total = 1653 sq ft / 153.6 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

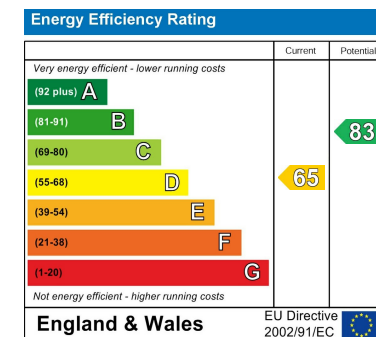
Tewkesbury Borough Council

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). © nñchecom 2025. Produced for Adams Estate Agents Limited. REF: 1370437



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