



GUIDE PRICE  
£550,000  
Pennylands Way  
Winchcombe GL54 5GB



## THE PROPERTY

With a fully equipped garden office/studio, a detached four bedroom Bloor-built home with a private and larger than average garden, situated within close proximity of Winchcombe's amenities.

Immaculately maintained and much-improved since new in 2014, the property features Karndean flooring throughout the ground floor, a dual aspect sitting room with French windows to the garden, a spacious kitchen/dining room with built-in utility area and space for an island if required, a ground floor cloakroom, a principal bedroom with ensuite shower room and built-in wardrobe, three further lovely light bedrooms and a family bathroom.

A block paved driveway provides ample parking and leads to the garage and the space beyond has been cleverly used for the garden office to be discretely positioned.

The garden has matured brilliantly and provides a feeling of privacy and tranquillity with its wisteria-covered pagoda over a seating terrace and barbecue area, a level lawn and well-stocked borders.

4



2



2



## 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, electricity, water and drainage are connected. Gas central heating 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)

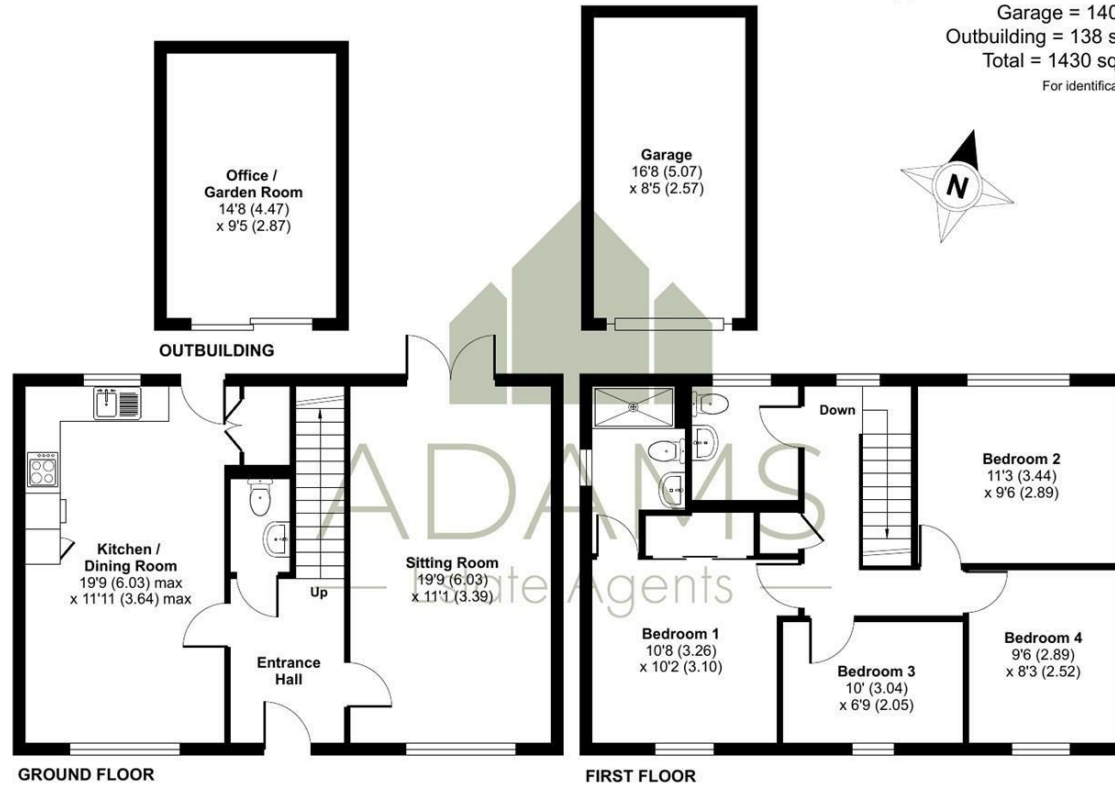






## Pennylands Way, Winchcombe, Cheltenham, GL54

Approximate Area = 1152 sq ft / 107 sq m  
 Garage = 140 sq ft / 13 sq m  
 Outbuilding = 138 sq ft / 12.8 sq m  
 Total = 1430 sq ft / 132.8 sq m  
 For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) <b>A</b>			<b>88</b>
(81-81) <b>B</b>		<b>79</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	

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 2025. Produced for Adams Estate Agents Limited. REF: 1282787



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