



GUIDE PRICE

£395,000

Cheltenham Road

Winchcombe GL54 5ND

## THE PROPERTY

Comprehensively renovated in recent years, this appealing period home on Cheltenham Road, Winchcombe, offers a superb blend of character features and bright and spacious accommodation. With a practical and well-planned layout, the property boasts a favourable south-east facing aspect and enjoys outstanding views over fields beyond.

The inviting Ground Floor features a charming Sitting Room with an attractive bay window and a cosy woodburner, a central Kitchen, and a Snug with French doors to the mature and beautifully stocked garden. Accessed externally, the practical Utility/W.C. and a Potting Shed provide excellent supplementary space.

Upstairs, the First Floor offers two comfortable double bedrooms. The principal suite, Bedroom 1, is a generous space that benefits from a large and luxurious ensuite bathroom. This exceptional Cotswold property is ready to move into and perfectly situated to enjoy Winchcombe's vibrant community and stunning scenery.

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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 Area of Outstanding Natural Beauty, 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.

The town's cultural and recreational life is enhanced by two key assets: 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 property broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)





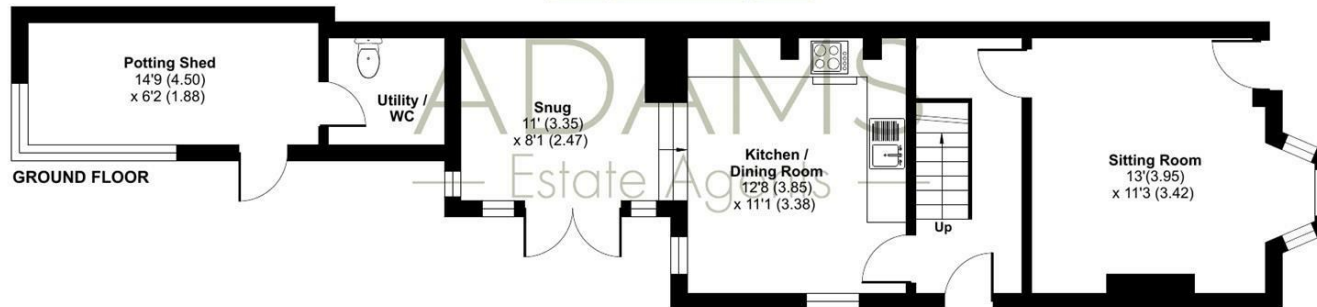
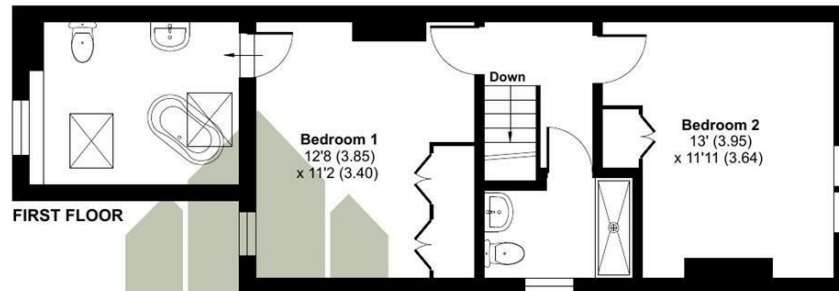




## Cheltenham Road, Winchcombe, Cheltenham, GL54

Approximate Area = 957 sq ft / 88.9 sq m  
Potting Shed / Utility / WC = 128 sq ft / 11.8 sq m  
Total = 1085 sq ft / 100.7 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

C

### 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>		<b>59</b>	<b>80</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: 1363419



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