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GUIDE PRICE
£475,000

Gretton Fields

Gretton, Cheltenham GL54 5HJ

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THE PROPERTY

Occupying a peaceful rural setting roughly one mile north of the sought-after village of Gretton, this charming three-storey semi-detached house stands within generous mature grounds of approximately 0.3 acres, offering tremendous potential to extend and enhance (subject to necessary planning consents).

An entrance porch and hallway lead into a comfortable front-facing sitting room with a woodburner. Positioned centrally is a separate, well-proportioned dining room that connects directly with the kitchen. Spanning the rear of the property is a bright conservatory with double doors opening to the garden, complemented by a highly practical adjoining utility room and ground floor cloakroom/WC. On the first floor, the landing serves two spacious double bedrooms - including a generous principal room at the front with an original fireplace - alongside a dedicated study/home office (previously used as a fourth bedroom) and a family bathroom.

A further staircase rises to the second floor and a third double bedroom featuring its own private shower room and lovely views.

Outside is a standout feature of the home: the expansive 0.3-acre plot comprises deep, mature lawned gardens with outbuildings, enclosed by established hedging and trees, creating a wonderful sense of privacy alongside ample space for future extensions.

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ADDITIONAL INFORMATION

Mains gas, electricity and water are connected. Drainage to private septic tank within the land. Central heating via gas 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

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.

SITUATION

Gretton Fields is a peaceful rural hamlet situated approximately one mile north of Gretton and roughly three miles from the historic town of Winchcombe. Positioned on the edge of the Cotswolds National Landscape, the hamlet combines scenic countryside surroundings with easy access to nearby village and town amenities.

The neighbouring village of Gretton enjoys a thriving community atmosphere, centred around a well-regarded primary school, a village hall, church, and the popular local pub, The Royal Oak. Just a short drive further south, Winchcombe provides a comprehensive range of day-to-day services, including independent shops, doctors' and dental surgeries, schooling, churches, public houses, and regular bus routes.

Gretton Fields is ideally located for exploring the wider region, with straightforward transport links to Cheltenham, Tewkesbury, Evesham, and Gloucester. Access to the M5 motorway lies approximately nine miles to the west, making this an ideal setting for buyers seeking a tranquil, semi-rural lifestyle without sacrificing practical connectivity.


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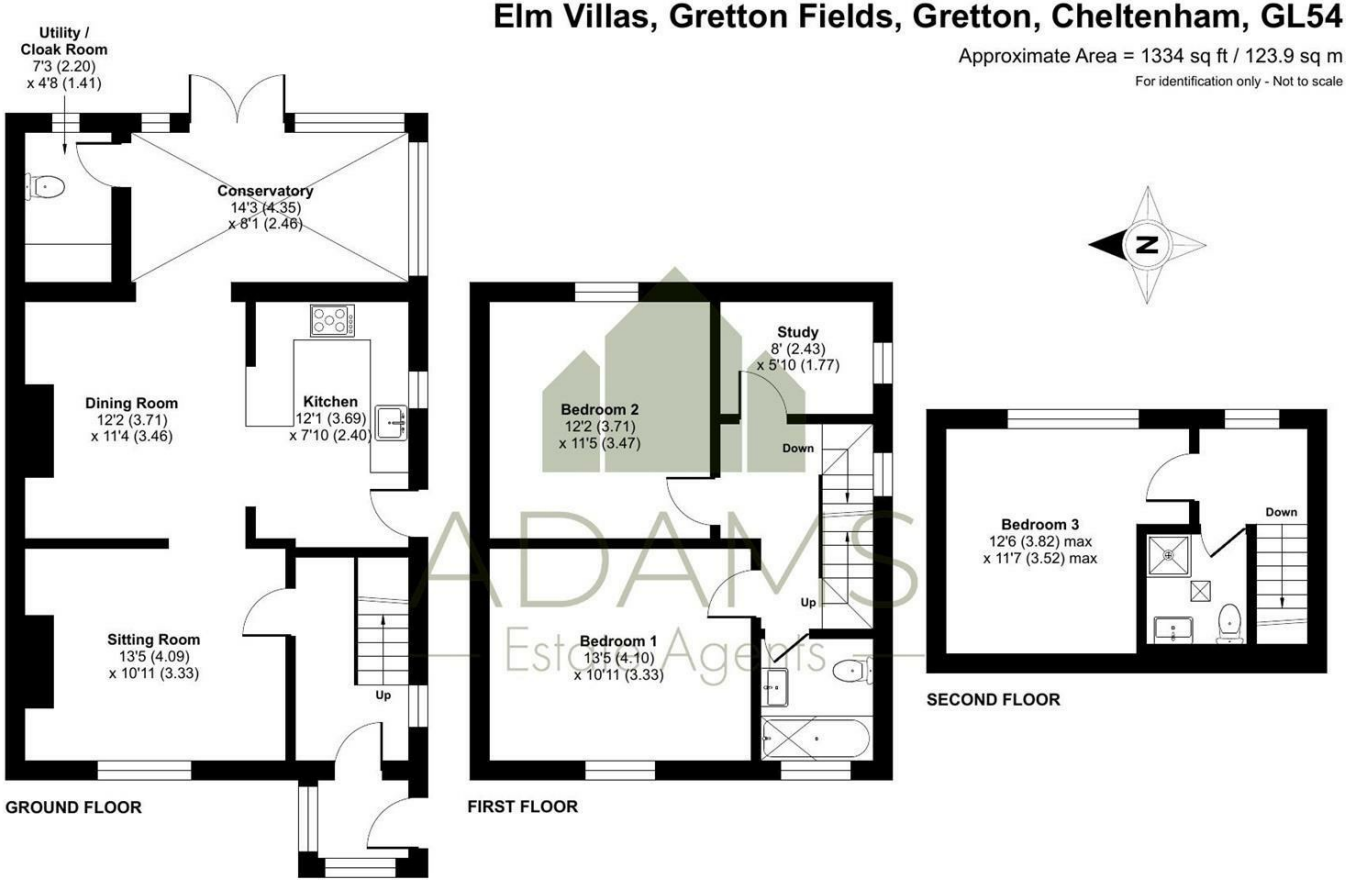




Elm Villas, Gretton Fields, Gretton, Cheltenham, GL54

Approximate Area = 1334 sq ft / 123.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1528760

TENURE

Freehold

LOCAL AUTHORITY

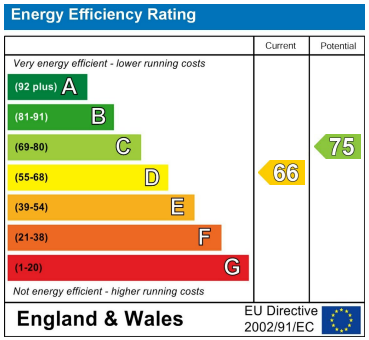
Tewkesbury Borough Council

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

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