

ADAMS
Estate Agents

GUIDE PRICE
£700,000
Hailes Street
Winchcombe GL54 5HU

THE PROPERTY

Positioned on historic Hailes Street just moments from the heart of Winchcombe, The Old Sudeley Arms is a magnificent 16th-century Grade II listed landmark offering an extraordinary 'town and country' lifestyle. Behind its striking timber-framed facade lies a home of immense historical prestige, perfectly pairing its vibrant town setting with breathtaking, far-reaching views to the Cotswold escarpment to the rear.

Formerly two distinct residences, the property boasts deceptively spacious accommodation rich in original architectural features, from flagstone flooring and exposed wall timbers to beautiful stonework. A central entrance hall leads to a principal sitting room on the left which has an impressive stone fireplace and a formal dining room on the right. Towards the rear, a lower-level snug/family room provides access to both a cellar and a lean-to, alongside a kitchen/breakfast room positioned to enjoy the garden outlook.

Spread across the upper storeys are five double bedrooms and four bathrooms (three ensuite), culminating in an upper-floor office area with easy access to a substantial attic space.

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4

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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 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

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.













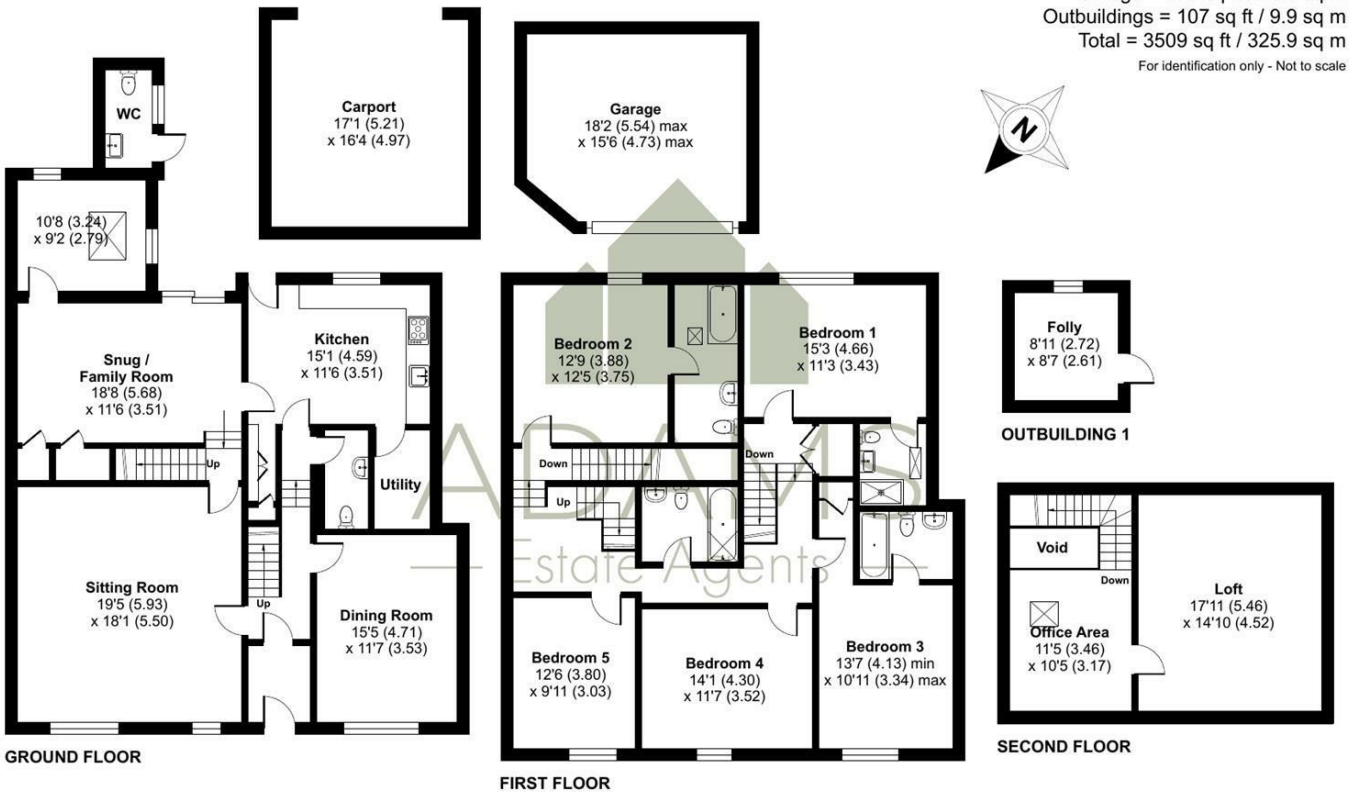



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Hailes Street, Winchcombe, Cheltenham, GL54

Approximate Area = 3127 sq ft / 290.5 sq m (excludes carport & void)
Garage = 275 sq ft / 25.5 sq m
Outbuildings = 107 sq ft / 9.9 sq m
Total = 3509 sq ft / 325.9 sq m
For identification only - Not to scale



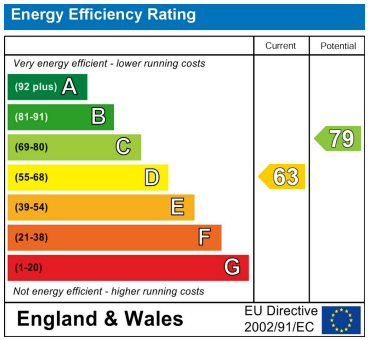
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1495250

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
F

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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