



GUIDE PRICE  
£800,000  
Oldhill Grove  
Winchcombe GL54 5FG



## THE PROPERTY

This immaculately presented four-bedroom detached residence represents the flagship 'Burford' house type, built by premium homebuilders Redrow in 2015 on Winchcombe's highly regarded Meadowfort Grange development.

The property enjoys a prominent position, boasting a handsome double-fronted façade with a substantial driveway offering parking for several vehicles alongside a large detached double garage. Characterised by an exceptional balance of space and light, the pristine interior opens into an impressive, welcoming entrance hall that sets a grand tone.

The ground floor features a dedicated office/family room with bay window, and a generous dual-aspect sitting room with direct garden access. To the rear, the true heart of the home is a spectacular, expansive kitchen and dining room complete with an adjoining separate utility room. Upstairs, the first-floor layout hosts four well-proportioned bedrooms configured for effortless modern living. The principal bedroom suite overlooks the rear garden and features a luxurious ensuite with a walk-in shower. A spacious guest bedroom also enjoys its own dedicated ensuite shower room alongside far-reaching, picturesque views

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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 system 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)

As part of the Meadowfort Grange Development, a total of £249,84 per year (for 2026) is payable in two instalments to Hillcrest Estate Management Ltd. in respect of the communal areas.







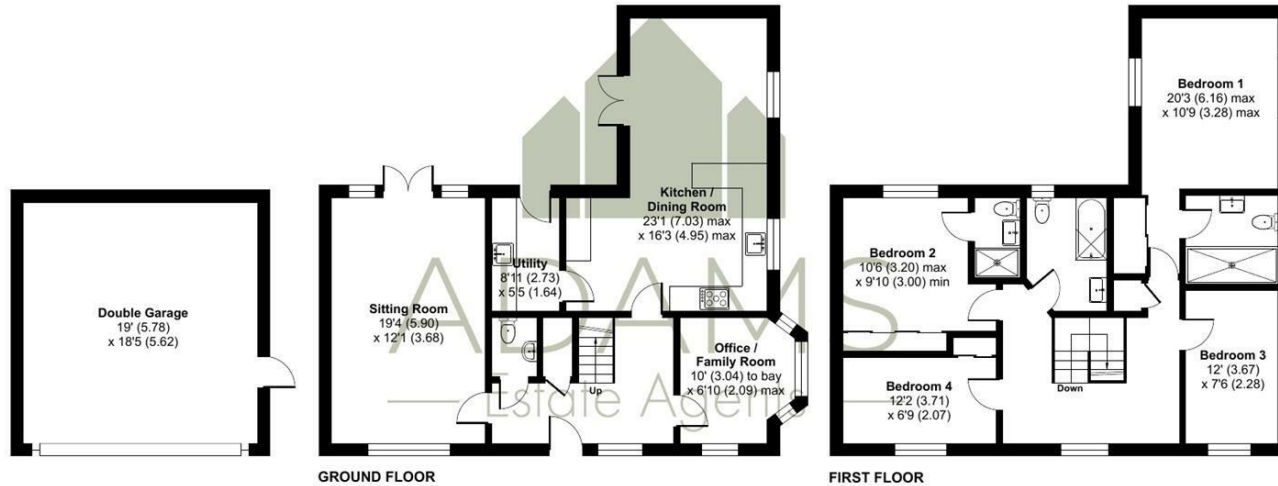
## Oldhill Grove, Winchcombe, Cheltenham, GL54

Approximate Area = 1644 sq ft / 152.7 sq m

Garage = 350 sq ft / 32.5 sq m

Total = 1994 sq ft / 185.2 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

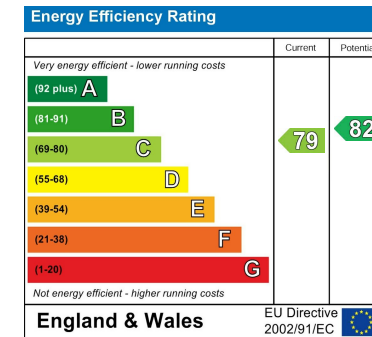
Tewkesbury Borough Council

### 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). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1468616



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