



GUIDE PRICE

£548,000

Greenways

Winchcombe GL54 5LG

## THE PROPERTY

A superbly extended and beautifully renovated detached three bedroom bungalow on a no-through road with a mature and tranquil south-east facing garden.

Having been meticulously refurbished over the last three years, the property now has a contemporary kitchen opening into a lovely light and spacious living and dining room with a roof lantern and French windows to the garden.

The cosy sitting room has a woodburner and separate reading/study area and the utility room doubles as a studio/hobby room with built-in storage and work surfaces.

A recently fitted bathroom and separate shower room serve the three well-proportioned bedrooms and there are new windows and doors throughout.

There is ample parking on the block-paved driveway to the front and the rear garden really is a peaceful and private oasis that contains a great variety of plants and trees.

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## 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, drainage, water and electricity are connected. Gas central heating and hot water via combi boiler.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk).







## Greenways, Winchcombe, Cheltenham, GL54

Approximate Area = 1230 sq ft / 144.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Adams Estate Agents Limited. REF: 1147480



### OFFICE ADDRESS

Hereford House, 20 North  
Street, Winchcombe,  
Cheltenham, Gloucestershire,  
GL54 5PS

### OFFICE DETAILS

01242 603601  
sales@adamsestateagents.com  
www.adamsestateagents.com

### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>83</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>70</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<br>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