



GUIDE PRICE
£550,000
Greet Road
Winchcombe GL54 5JT



THE PROPERTY

Sold (stc) by Adams

A well presented two storey-extended four bedroom detached house with two bath/shower rooms in a highly-sought after non-estate position in Winchcombe.

Available with no onward chain and situated within easy reach of the town's many amenities, the property features ample driveway parking and a garage/workshop, an excellent mature and private sunny rear garden with greenhouse, gazebo and patio, a ground floor study/office, a sitting room with sliding doors to a separate dining room, an adjoining kitchen and a cloakroom.

The extended accommodation upstairs includes a principal bedroom with ensuite and fitted wardrobes, three further bedrooms and a family bathroom.

4



2



3



ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas central heating and hot water via system boiler. Alarmed. Double Glazing throughout.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

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.





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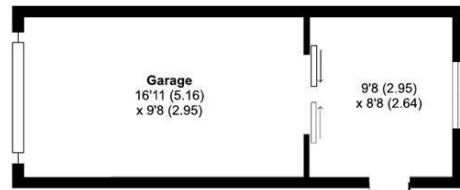
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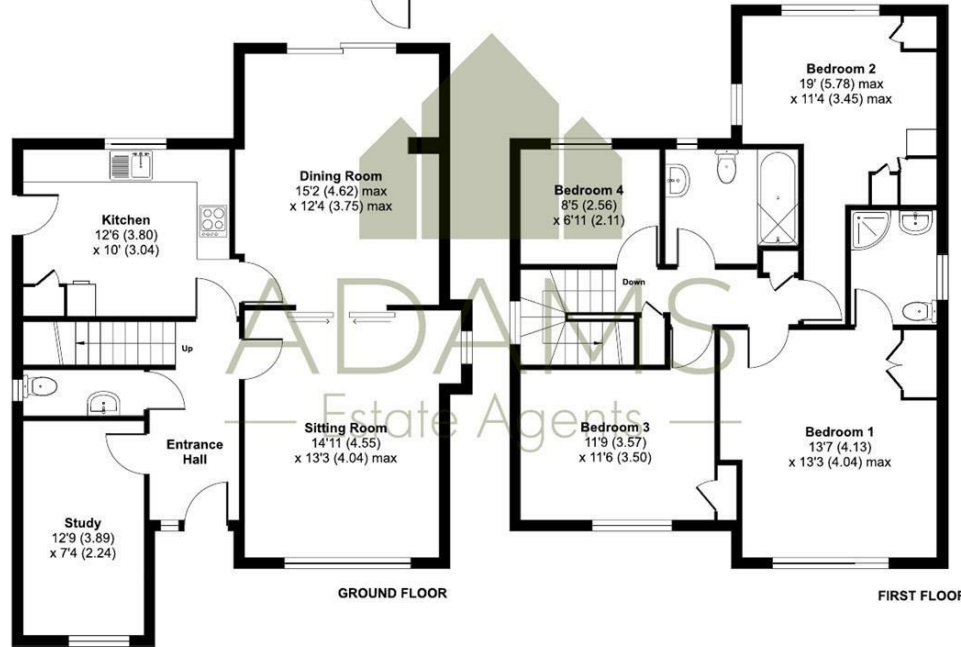
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Greet Road, Winchcombe, Cheltenham, GL54



Approximate Area = 1397 sq ft / 129.7 sq m
 Garage = 251 sq ft / 23.3 sq m
 Total = 1648 sq ft / 153 sq m
 For identification only - Not to scale



TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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). © nlicocom 2025. Produced for Adams Estate Agents Limited. REF: 1314071



OFFICE ADDRESS

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

OFFICE DETAILS

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