



GUIDE PRICE  
£700,000  
Gretton Road  
Winchcombe GL54 5EE

## THE PROPERTY

This substantially extended four bedroom detached property, complete with private driveway parking, is an exceptional find, seamlessly blending timeless Cotswold character with modern, flexible living.

The main accommodation is centred around a magnificent, light-filled L-shaped kitchen/breakfast/living room, complemented by a practical utility room. The separate dining room features attractive flagstone flooring, while the sitting room offers a cosy haven with its woodburning stove. The ground floor also provides invaluable versatility with a fourth bedroom and an adjacent shower room, alongside a practical boot room.

Upstairs, there are three well-proportioned bedrooms and an impressive family bathroom, which boasts both a classic roll-top bath and a contemporary, separate walk-in shower.

Externally, the private, south-west facing garden is a sun-drenched retreat. It includes a neat lawn and two distinct terraced areas perfect for outdoor dining and relaxing, all supported by a substantial shed/workshop. This beautifully presented home offers a rare combination of space and location.

4



2



3



## 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 Area of Outstanding Natural Beauty, 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.

The town's cultural and recreational life is enhanced by two key assets: 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

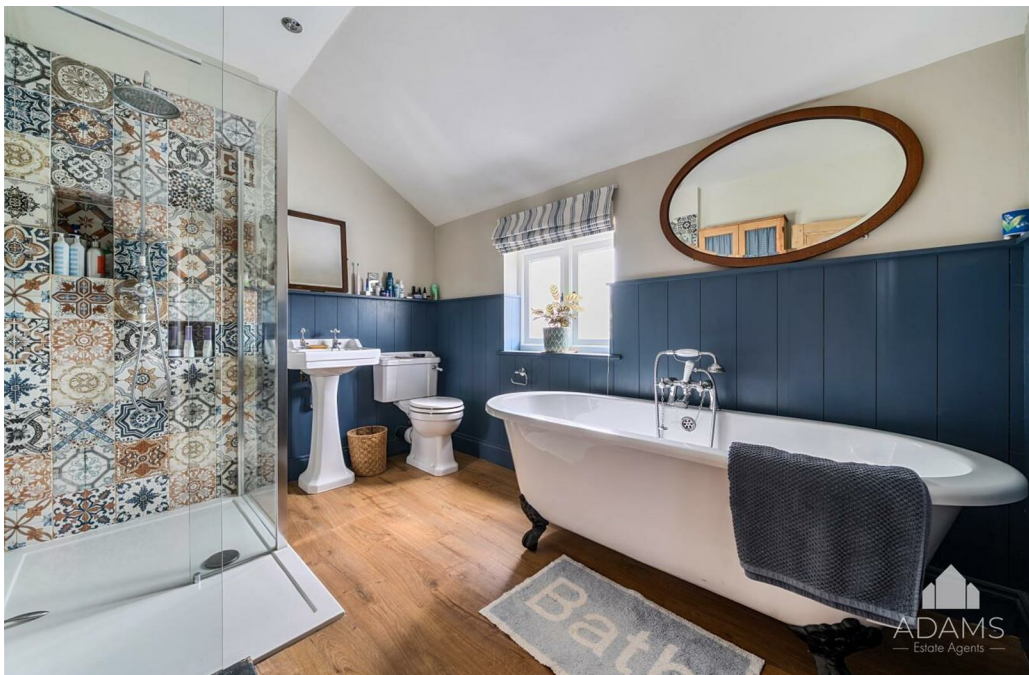
Mains gas, electricity, water and drainage are connected. Gas central heating via combi boiler.

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)









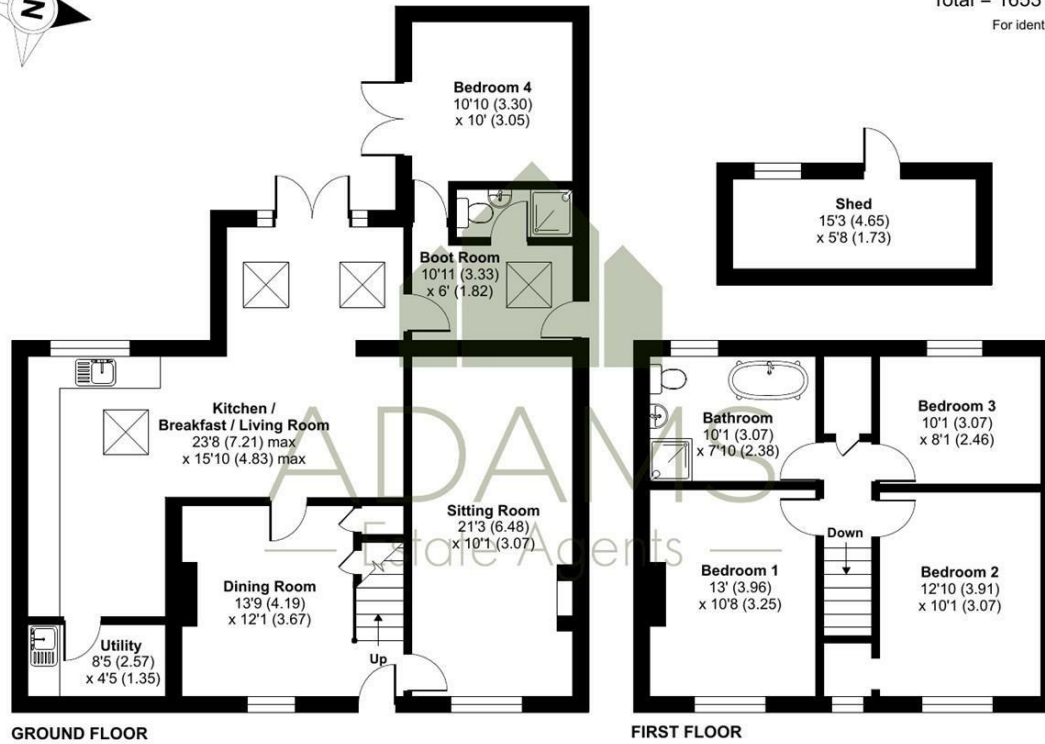
## Gretton Road, Winchcombe, Cheltenham, GL54

Approximate Area = 1567 sq ft / 145.6 sq m

Outbuilding = 86 sq ft / 8 sq m

Total = 1653 sq ft / 153.6 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

E

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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). © nrichcom 2025. Produced for Adams Estate Agents Limited. REF: 1370437



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