



GUIDE PRICE  
£325,000  
Gloucester Street  
Winchcombe GL54 5NA

## THE PROPERTY

An extended and surprisingly spacious Cotswold stone cottage with a great deal of character and a lovely private rear garden.

Available with no onward chain, this Grade II Listed cottage is full of original features and has a sitting room with exposed beams and fireplace, an adjoining snug/study area, an impressive dining kitchen with vaulted ceiling, a ground floor shower/cloakroom, two comfortable first floor bedrooms and an upstairs bathroom.

There is a useful pedestrian access via a private gate to the rear of the cottage and garden.

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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. 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)







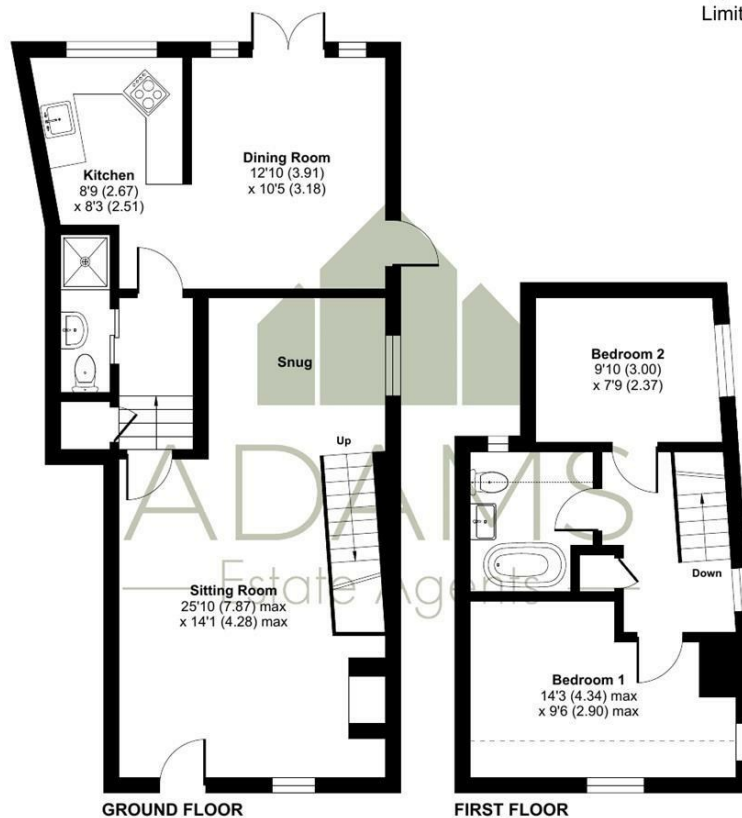
## Gloucester Street, Winchcombe, Cheltenham, GL54

Approximate Area = 918 sq ft / 85.2 sq m

Limited Use Area(s) = 41 sq ft / 3.8 sq m

Total = 959 sq ft / 89 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). © ntechcom 2025. Produced for Adams Estate Agents Limited. REF: 1309240



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