



GUIDE PRICE

£400,000

Hailes Street

Winchcombe GL54 5HU



## THE PROPERTY

A beautifully renovated three bedroom, two reception room house, reputed to stand on the site of Winchcombe's medieval Mint House.

This Grade II Listed property has lovely light and spacious rooms, a great deal of character and a private and sheltered rear garden designed for low-maintenance.

The ground floor accommodation comprises an entrance lobby/hallway, a sitting room with woodburner and exposed timbers, a separate dining room and a modern kitchen/breakfast room with roof lanterns.

On the first floor are two bedrooms a refitted full bathroom and a storage room/potential office/nursery and on the second floor is a further double bedroom and a shower room.

There is a sunny and enclosed low-maintenance garden to the rear.

3



2



2



## 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)









Denotes restricted head height

## Hailes Street, Winchcombe, GL54

Approximate Area = 1059 sq ft / 98.4 sq m

Limited Use Area(s) = 175 sq ft / 16.2 sq m

Total = 1234 sq ft / 114.6 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). © nrichcom 2025. Produced for Adams Estate Agents Limited. REF: 1314229



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### OFFICE DETAILS

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