

GUIDE PRICE

£310,000

North Street

Winchcombe GL54 5PS

THE PROPERTY

Situated in a prime central location within historic Winchcombe, this beautifully presented period Cotswold stone cottage seamlessly combines quintessential charm with refined modern living. The property features classic detailing throughout, including solid wood doors and rich timber flooring.

At the heart of the home is a spacious sitting room measuring nearly 16ft, anchored by a feature woodburner that creates a warm, welcoming focal point. An inner hallway has some clever fitted storage and leads past a modern bathroom into a stylishly refitted kitchen and dining room. Flooded with natural light, this superb entertaining space features glazed double doors that open directly onto a private, south-west facing courtyard garden - an ideal, low-maintenance sun trap for alfresco dining.

Upstairs, the first floor offers two bedrooms, with the principal room benefiting from built-in storage, alongside a compact second room ideal as a home office, dressing room, or small single bedroom.

Combining character and convenience, this charming residence is located just moments from Winchcombe's vibrant boutique amenities, offering an exceptional opportunity for buyers seeking a central Cotswold haven.

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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 National Landscape (formerly the AONB), 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.

A stone's throw from the town centre lies the magnificent Sudeley Castle, a historic Tudor jewel and the final resting place of Queen Katherine Parr. Residents and visitors alike enjoy a year-round calendar of prestigious events ranging from the magical 'Spectacle of Light' in winter to summer outdoor theatre and artisan festivals.

The town's cultural and recreational life is further enhanced by 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, drainage, water and electricity are connected. Gas central heating and hot water via combi boiler.

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


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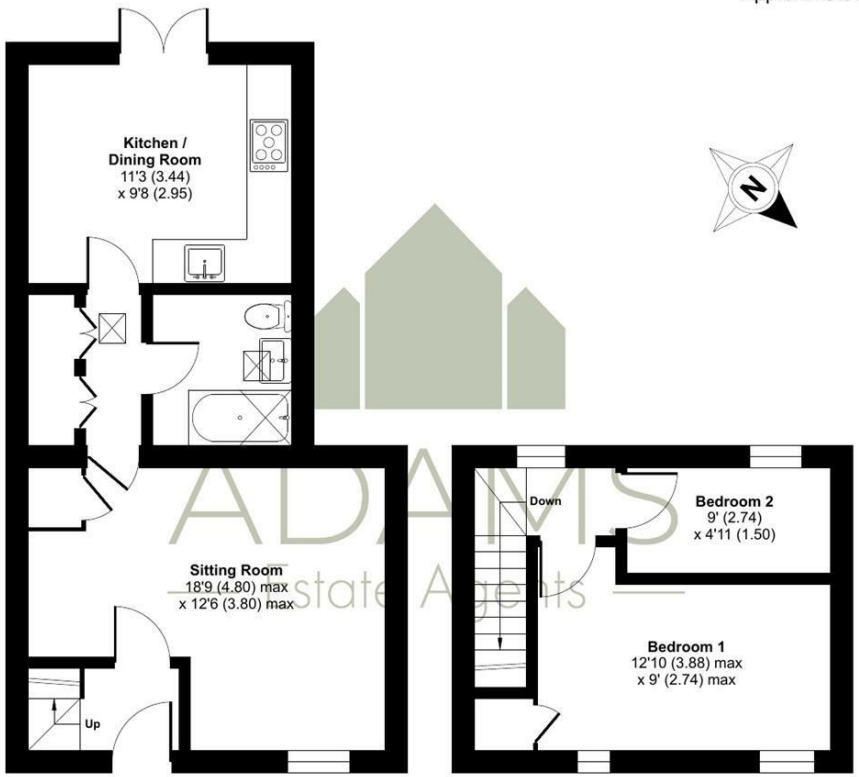




North Street, Winchcombe, Cheltenham, GL54

Approximate Area = 599 sq ft / 55.6 sq m

For identification only - Not to scale



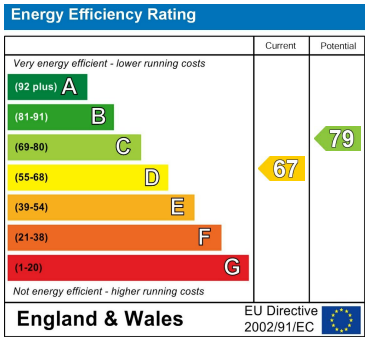
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1497102

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

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