



GUIDE PRICE  
£620,000  
Brydges Close  
Winchcombe GL54 5GE

## THE PROPERTY

With a superb leafy outlook over The Dell and situated on a no-through road, an immaculately presented detached four bedroom house with a double garage and ample driveway parking.

Highlights of this much-upgraded property include a ground floor office/playroom, a 7m kitchen and dining room with island unit and integrated appliances, an adjoining utility room with stable door and refitted boiler, a comfortable and spacious sitting room with French doors to the garden and a ground floor cloakroom.

On the first floor is a principle bedroom with fitted wardrobes and ensuite, a second bedroom with ensuite, two further bedrooms and a family bathroom, all beautifully presented and maintained.

The private rear garden has a lawn, a composite deck, a breeze hut providing a covered seating and dining area and a summer house.

4



3



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, electricity, water and drainage are connected. Gas central heating via recent 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](http://checker.ofcom.org.uk)







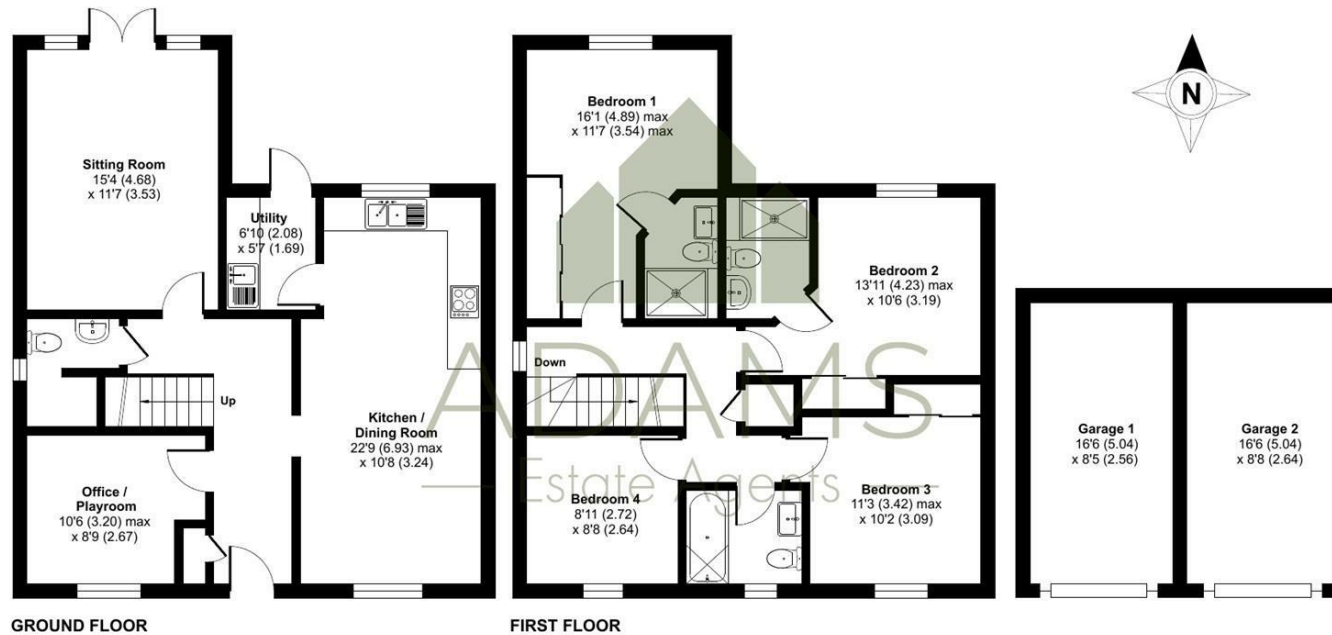
## Brydges Close, Winchcombe, Cheltenham, GL54

Approximate Area = 1412 sq ft / 131.1 sq m

Garages = 282 sq ft / 26.1 sq m

Total = 1694 sq ft / 157.2 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

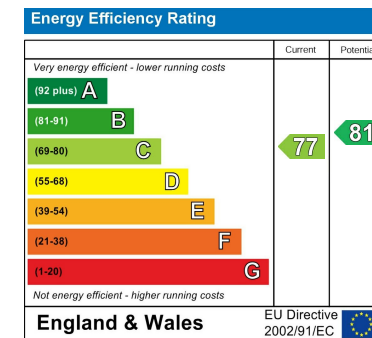
Tewkesbury Borough Council

### 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). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1328954



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