



GUIDE PRICE  
£280,000  
Sudeley View  
Winchcombe GL54 5NB

## THE PROPERTY

A Cotswold stone two double bedroom cottage with character features and an impressive sized garden with cabin/studio, situated within easy reach of Winchcombe's many amenities.

This lovely cosy cottage has exposed beams and stonework and comprises a sitting room with fireplace opening into a kitchen at the rear.

On the first floor there is a double bedroom with ensuite bathroom which has a freestanding bath. Stairs rise from the bedroom to a second double bedroom on the second floor.

To the rear of the cottage is a tiled seating terrace and steps lead up to the main garden which has areas of vegetable plots, a great variety of interesting plants and at the top end, a lawn and the cabin/studio which has power and internet.

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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, 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)



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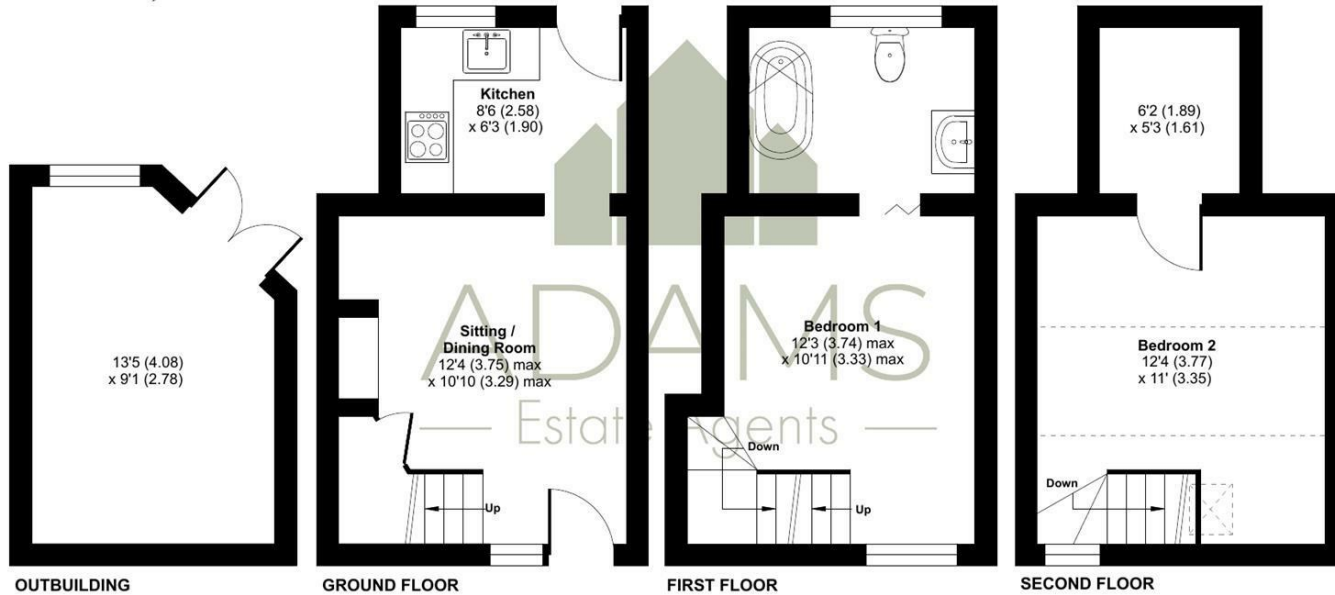




## Sudeley View, Winchcombe, Cheltenham, GL54

Approximate Area = 419 sq ft / 38.9 sq m  
 Limited Use Area(s) = 126 sq ft / 11.7 sq m  
 Outbuilding = 112 sq ft / 10.4 sq m  
 Total = 657 sq ft / 61 sq m  
 For identification only - Not to scale

Denotes restricted head height



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

C

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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: 1328494



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