

GUIDE PRICE
£299,950

Seymour Place

Winchcombe GL54 5QF

THE PROPERTY

Sold by Adams

With an excellent sized garden, plentiful off road parking and a garage, a semi-detached three bedroom house with great potential.

Situated on an established no-through road and available with no onward chain, the property would benefit from refurbishment throughout and has the scope for extension if required, subject to the necessary permissions.

Comprising two reception rooms, a kitchen with adjoining rear store and cloakroom, three well proportioned bedrooms and a wet room/shower room.

3



1



2



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 its ten award-winning gardens, including the stunning Queens' Garden, and 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, electricity, water and drainage are connected. Gas central heating 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

This property may be affected by a Section 157 Restriction, whereby a purchaser should have lived or worked within Gloucestershire or the Cotswolds AONB for at least the last three years immediately prior to purchase.









Seymour Place, Winchcombe, Cheltenham, GL54

Approximate Area = 1007 sq ft / 93.5 sq m

Garage = 118 sq ft / 10.9 sq m

Store = 54 sq ft / 5 sq m

Total = 1179 sq ft / 109.4 sq m

For identification only - Not to scale

TENURE

Freehold

LOCAL AUTHORITY

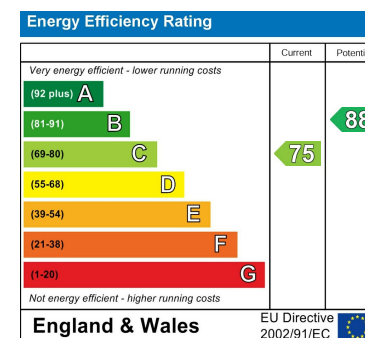
Tewkesbury Borough Council

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: 1288220



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