



GUIDE PRICE  
£585,000  
Garden Close  
Dumbleton WR11 7TT



## THE PROPERTY

\*Sold by Adams\* Nestled at the head of a peaceful cul-de-sac, this property offers a rare opportunity to acquire a three double bedroom family home with breath-taking views over rolling Dumbleton Estate land. This link-detached house sits on a generous plot of approximately 0.24 acres, boasting a beautiful south-west facing garden perfect for enjoying the afternoon sun and uninterrupted rural vistas.

The house comprises a spacious sitting room, a dining room, a kitchen, and a charming rear conservatory. The ground floor also features a garage and an attached workshop offering excellent storage or potential for conversion. The first floor provides three well-proportioned bedrooms and a family bathroom.

Offered to the market with no onward chain, this home presents a fantastic chance for an incoming buyer to fully modernise and renovate throughout. Furthermore, the substantial plot offers significant potential for a substantial extension, subject to the necessary planning consents, allowing you to create a truly bespoke dream home in this highly sought-after village location.

Viewing is highly recommended to appreciate the incredible setting and potential this property offers.

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## SITUATION

Nestled on the border of Worcestershire and Gloucestershire, within the scenic Cotswolds Area of Outstanding Natural Beauty, Dumbleton is a highly desirable and peaceful village. It offers a wonderful blend of rural charm and modern convenience.

The community is anchored by its historic Grade I Listed church and the striking Dumbleton Hall Hotel, set amidst beautiful parkland. Residents enjoy a strong village spirit, sustained by excellent local amenities. At the heart of the village's social life are the Cricket Ground and Clubhouse, which are central to the community's activity. The Village Hall and Village Club also host a wide array of social events, classes, and clubs, from skittles and snooker to regular community gatherings. The village benefits from scenic walking routes right on its doorstep.

Dumbleton's coveted location provides quick access to the boutique shops and restaurants of Broadway (approx. 6 miles), the market town of Evesham (approx. 6 miles), and the vibrant cultural hub of Cheltenham (approx. 12 miles). With a collection of fine period homes and modern residences, Dumbleton is an idyllic setting for those seeking a tranquil country lifestyle without sacrificing easy access to essential amenities and regional transport links.

## ADDITIONAL INFORMATION

Mains electricity, water and drainage are connected. Oil-fired central heating.

Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected via Gigaclear. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



  
ADAMS  
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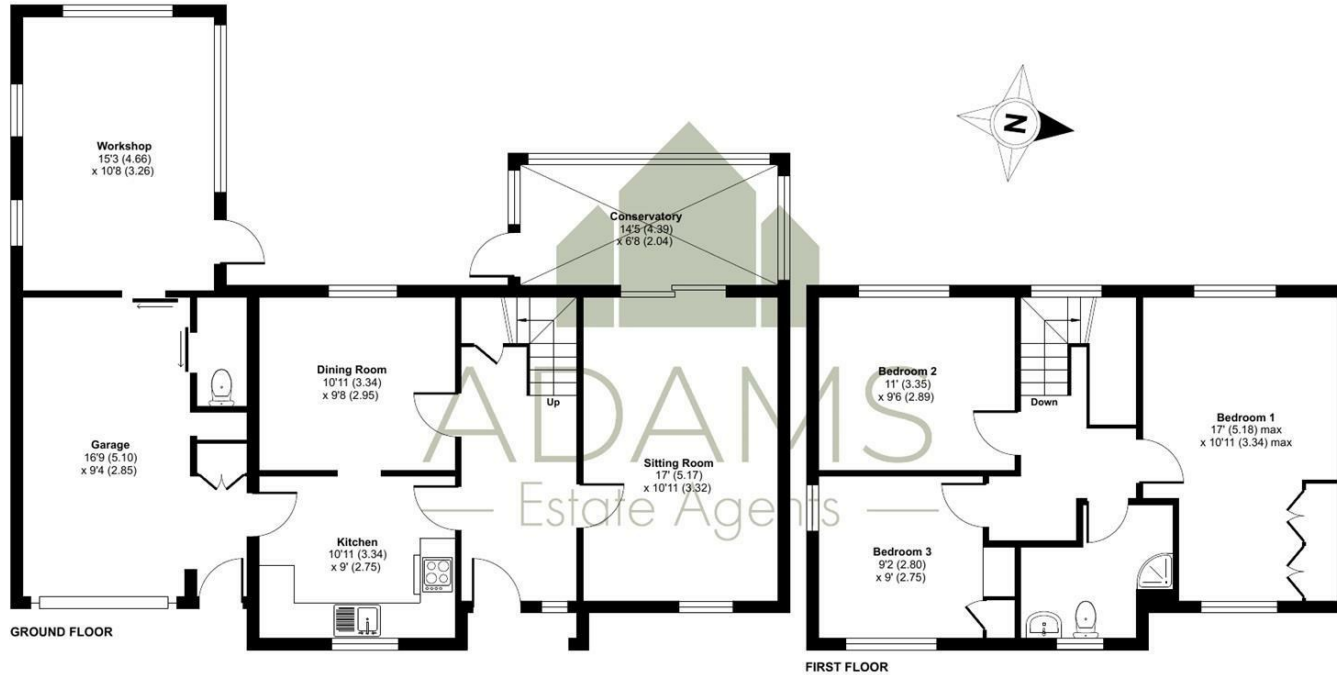
## Garden Close, Dumbleton, Evesham, WR11

Approximate Area = 1148 sq ft / 106.6 sq m

Garage = 376 sq ft / 34.9 sq m

Total = 1524 sq ft / 141.5 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

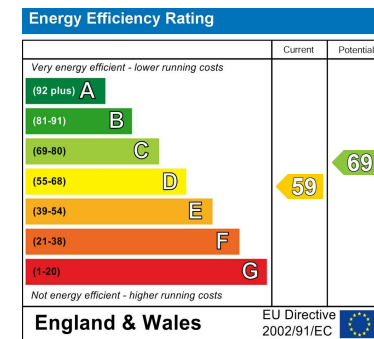
Tewkesbury Borough Council

### 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: 1361116



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