

GUIDE PRICE

£345,000

North Street

Winchcombe Cheltenham GL54 5PS

THE PROPERTY

Sold (stc) by Adams Positioned right in the heart of historic Winchcombe with superb independent shops, cafés, and eateries on the doorstep, this charming Cotswold stone period cottage effortlessly pairs rich character heritage with modern refinement. Arranged over three floors, the property offers a deceptively spacious layout extending to 826 square feet, making it an ideal town-centre residence or a quintessential country retreat.

The inviting sitting room boasts traditional flagstone flooring, exposed stonework, rustic ceiling beams, and a striking stone fireplace equipped with a cosy woodburner. This space flows seamlessly into a separate dining room featuring elegant oak flooring and a secondary stone fireplace. To the rear, the beautifully refitted kitchen is finished with solid wood worktops and integrated appliances, and a ground floor shower room completes the level.

The upper levels host three bedrooms. The first floor features two well-proportioned bedrooms, whilst a further staircase leads to the second floor, where a bright third bedroom has useful integrated eaves storage.

A door from the kitchen opens onto a wonderfully private, south-west facing rear garden that has been thoughtfully designed for low-maintenance town living. This outdoor space features a paved terrace and a timber summer house. Crucially, a rear pedestrian gate provides quick and easy access directly to the Back Lane car park, adding immense practical convenience to this prime town-centre home.

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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 boiler.

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

The property is within an Article 4 Direction zone of the conservation area, meaning planning permission is required for certain external alterations.

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.


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THE PROCLAIMERS





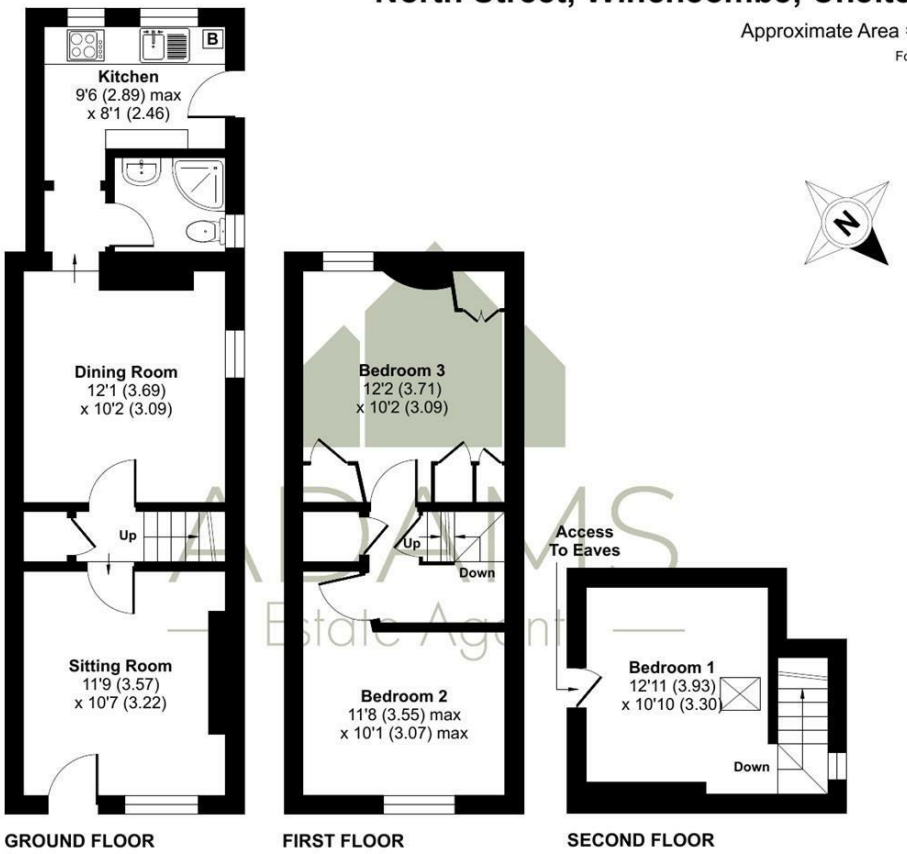




North Street, Winchcombe, Cheltenham, GL54

Approximate Area = 826 sq ft / 76.7 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: 1468685

TENURE

Freehold

LOCAL AUTHORITY

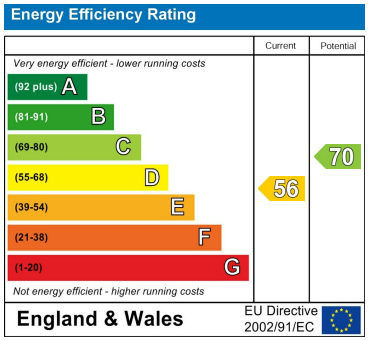
Tewkesbury Borough Council

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

ADAMS
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