

ADAMS
Estate Agents

GUIDE PRICE
£350,000
Gloucester Street
Winchcombe GL54 5LX

THE PROPERTY

Sold (stc) by Adams
A spacious, character-rich Grade II Listed Cotswold stone cottage, ideally situated on Gloucester Street in the historic town of Winchcombe.

The ground floor features an inviting sitting room centred around an impressive stone fireplace with a woodburner. A rear inner hallway provides access to a practical utility area and a separate cloakroom, before leading into the kitchen/dining room. Glazed doors open directly from this space onto a private rear garden, which hosts a versatile detached garden studio, perfect for use as a home office.

The first floor comprises a principal double bedroom with built-in wardrobes and a modern four-piece family bathroom equipped with both a bath and a separate shower cubicle. The second floor is dedicated to a second double bedroom boasting elevated views toward the surrounding hills.

Available with no onward chain, the property previously benefited from planning permission to extend the kitchen (ref: 23/00111/FUL). Whilst this consent expired in July 2026, it establishes an encouraging planning precedent for any future applications to enhance this superb 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 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
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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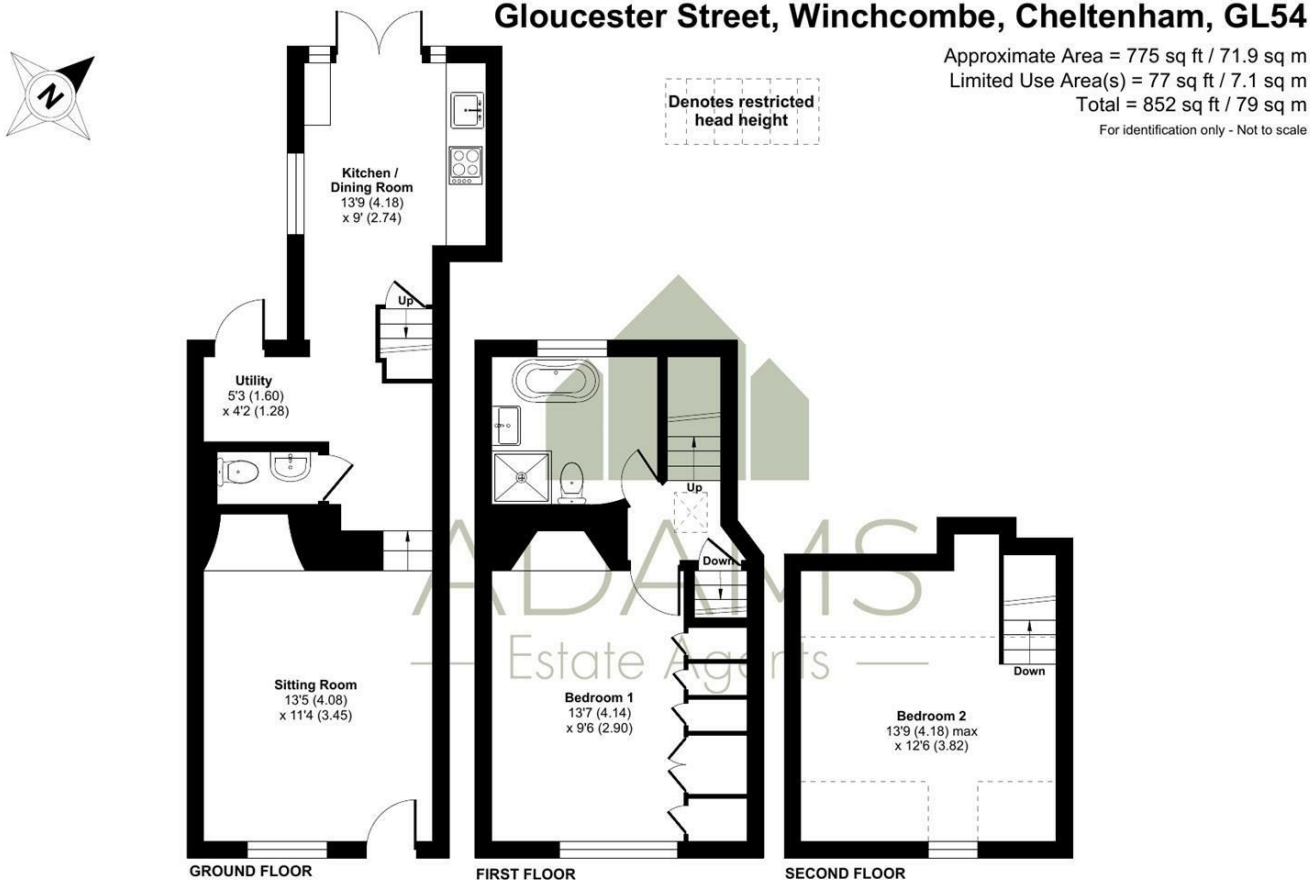






Gloucester Street, Winchcombe, Cheltenham, GL54

Approximate Area = 775 sq ft / 71.9 sq m
Limited Use Area(s) = 77 sq ft / 7.1 sq m
Total = 852 sq ft / 79 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 2025. Produced for Adams Estate Agents Limited. REF: 1301100

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
C

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

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