
ADAMS
Estate Agents
GUIDE PRICE
£450,000
Mercia Road
Winchcombe GL54 5QD
ADAMS
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THE PROPERTY

Sold (stc) by Adams

This detached bungalow occupies an impressive plot, distinguished by its private and mature rear garden. The grounds are a notable feature of the property, with a variety of established trees and specimen shrubs that provide a high degree of seclusion and a pleasant outlook throughout the seasons.

From the entrance hall, the accommodation leads into a spacious sitting room featuring a large window and gas fire. The kitchen and adjoining dining room are to the rear. This interconnected space is well-suited for entertaining and provides a lovely aspect over the garden. The remainder of the home comprises a study, a principal bedroom with ensuite, two further bedrooms and a bathroom.

To the front, a substantial block-paved driveway provides parking for several vehicles and gives access to the garage. The property offers a balance of generous living space and substantial private grounds in a sought-after location..

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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

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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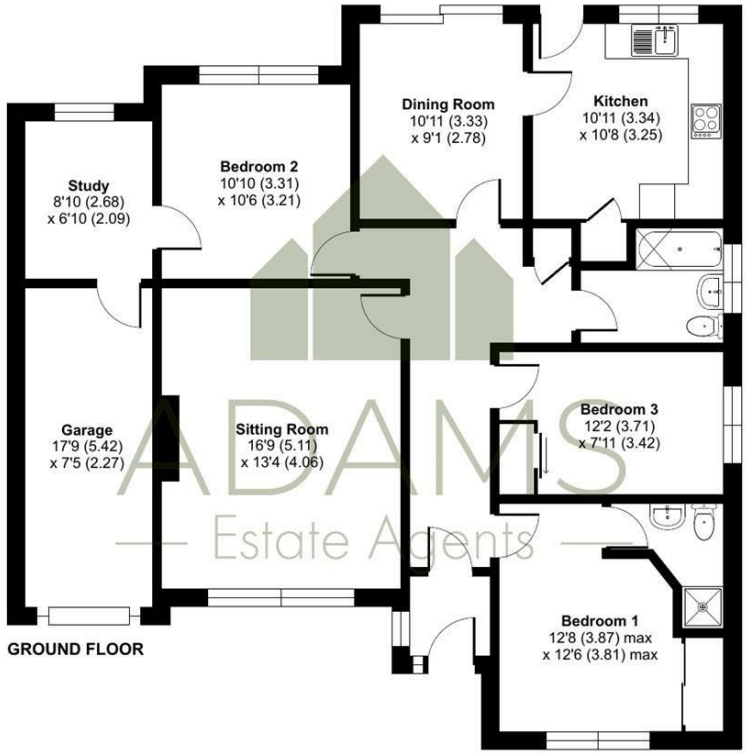






Mercia Road, Winchcombe, GL54

Approximate Area = 1133 sq ft / 105.3 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 1260 sq ft / 117.1 sq m
For identification only - Not to scale



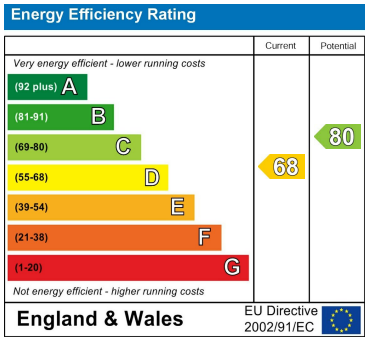
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1448544

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
E

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 Estate Agents

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