



GUIDE PRICE
£650,000
Gloucester Street
Winchcombe GL54 5LX

THE PROPERTY

This Grade II Listed, early C18th period house presents a very handsome frontage that perfectly captures Winchcombe's architectural heritage. While the front of the property offers a sophisticated town feel, the interior and rear grounds have been curated to transition seamlessly into a serene, country-inspired retreat.

Having undergone significant improvements in recent years, the home blends historical integrity with refined modern updates. The elegant Cotswold stone exterior leads into an inviting inner hall. At the front, the sitting room serves as a characterful living space, featuring exposed stone, heavy timbers, and a wood-burning stove. An elegant arched opening connects this to the dining area, creating a fluid layout that overlooks the gardens.

The culinary spaces are a particular highlight: the kitchen has bespoke cabinetry and a Smeg range, while the original kitchen has been repurposed into a sleek, highly functional utility hub. A ground-floor shower room adds further practicality to the layout.

The first floor hosts three generous double bedrooms, each offering unique period details, served by a classic, recently refurbished family bathroom. Ascending further, the partially converted loft provides a versatile sanctuary for a home office or reading nook.

To the rear, the secluded garden completely transforms the atmosphere. This private haven features a wisteria-draped pergola, a stone patio for al fresco dining, and a workshop/studio, all framed by mature greenery that evokes a true rural feel in the heart of the town.

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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, electricity, water and drainage are connected. Gas central heating 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



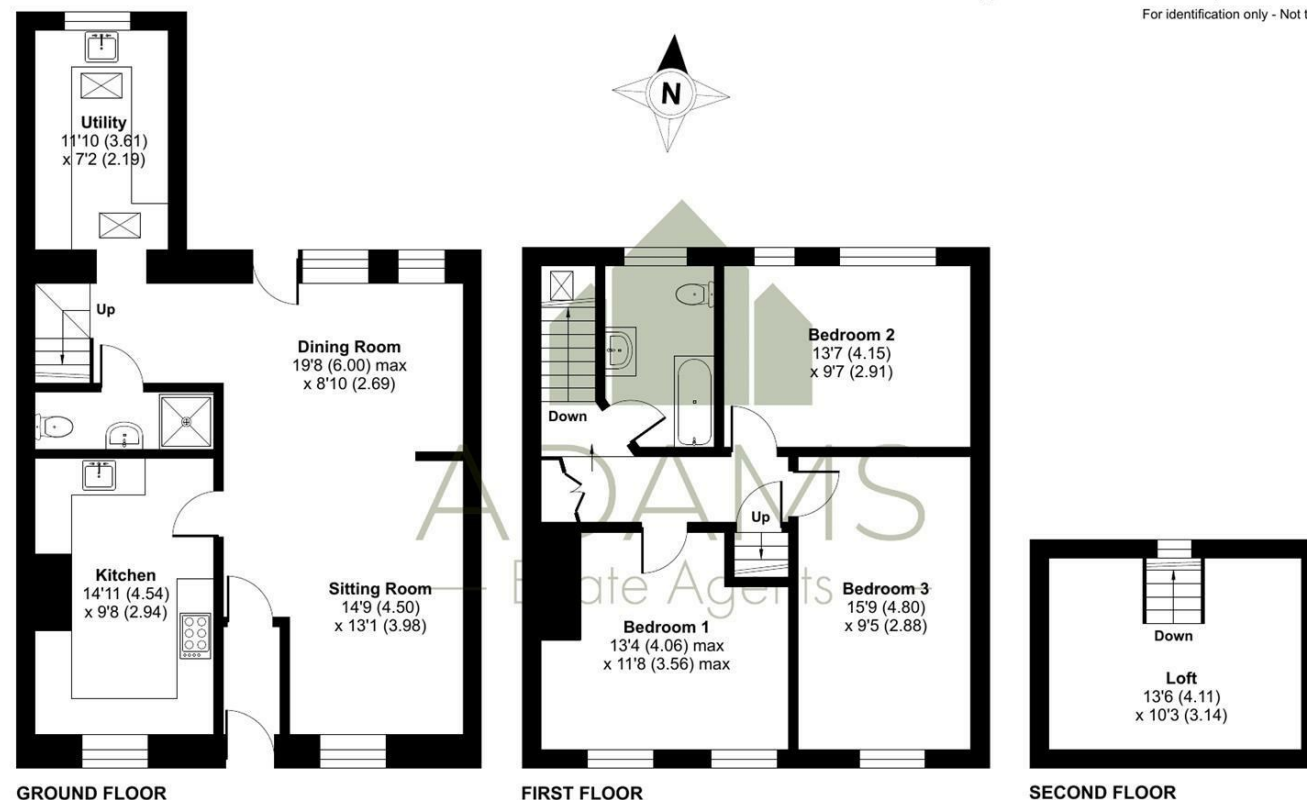




Gloucester Street, Winchcombe, GL54

Approximate Area = 1400 sq ft / 130.1 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

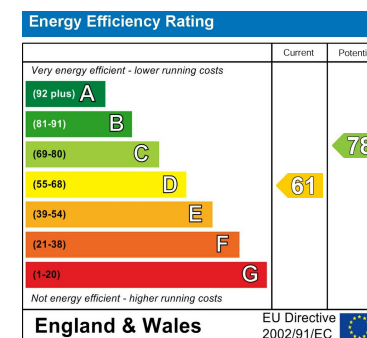
Tewkesbury Borough Council

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 2026. Produced for Adams Estate Agents Limited. REF: 1439950



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