



GUIDE PRICE
£260,000
Sudeley View
Winchcombe GL54 5NB

THE PROPERTY

A Cotswold stone two double bedroom cottage with character features and an impressive sized garden with cabin/studio, situated within easy reach of Winchcombe's many amenities.

This lovely cosy cottage has exposed beams and stonework and comprises a sitting room with fireplace opening into a kitchen at the rear.

On the first floor there is a double bedroom with ensuite bathroom which has a freestanding bath. Stairs rise from the bedroom to a second double bedroom on the second floor.

To the rear of the cottage is a tiled seating terrace and steps lead up to the main garden which has areas of vegetable plots, a great variety of interesting plants and at the top end, a lawn and the cabin/studio which has power and internet.

From time to time, the cottage has been run as a successful holiday let.

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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 recent combi boiler.

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



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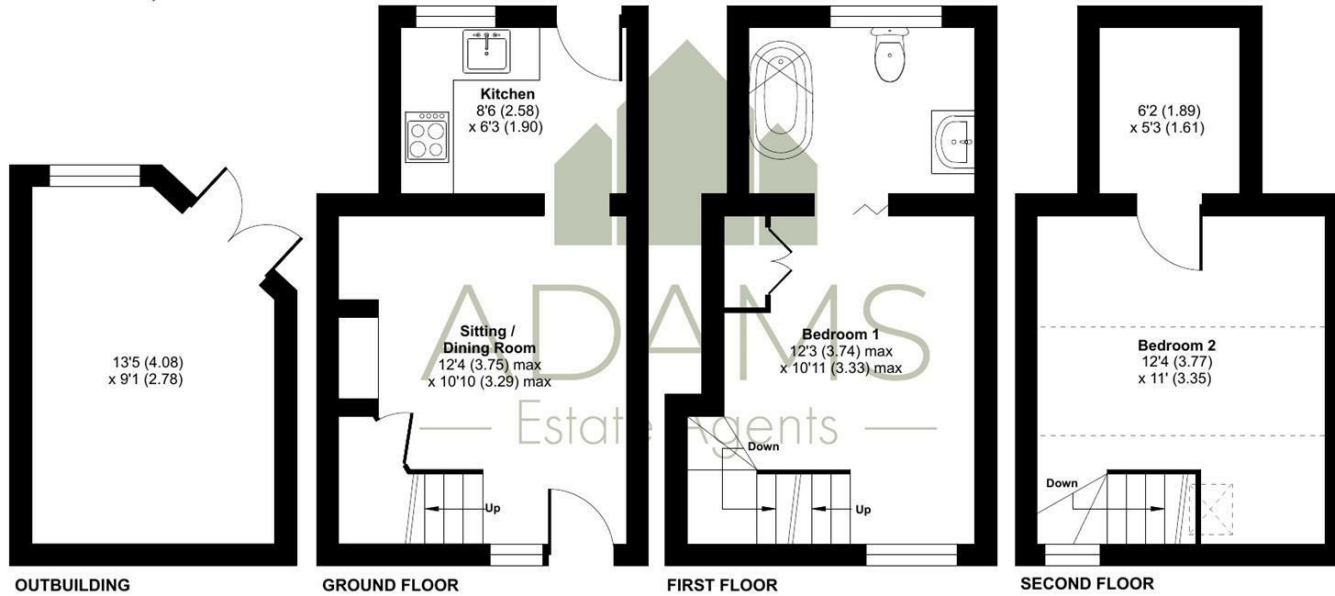




Sudeley View, Winchcombe, Cheltenham, GL54

Approximate Area = 419 sq ft / 38.9 sq m
 Limited Use Area(s) = 126 sq ft / 11.7 sq m
 Outbuilding = 112 sq ft / 10.4 sq m
 Total = 657 sq ft / 61 sq m
 For identification only - Not to scale

Denotes restricted head height



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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: 1328494



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