



GUIDE PRICE  
£750,000  
Greet Road  
Winchcombe GL54 5JT

## THE PROPERTY

An incredibly spacious and immaculately presented detached six bedroom house in a prime, central Winchcombe location. Substantially extended and improved by the current owners, the property features a sunny and private landscaped rear garden, a block paved driveway for several vehicles leading to a garage with electric door, a welcoming entrance hall with cloakroom, a comfortable sitting room with woodburner, a smart kitchen and dining room opening into a lovely light garden room, a family/play room and a utility room.

The exceptional bedroom accommodation is arranged over the first and second floors and includes an impressive principal bedroom with dressing room and ensuite, three further bedrooms and a bathroom on the first floor and an additional two bedrooms and a shower room on the second floor.

The layout offers great flexibility for home office space and hobby rooms if required or ample space for a growing family.

Situated in a very convenient location close to all of Winchcombe's many amenities and the surrounding Cotswold countryside.

6



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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.

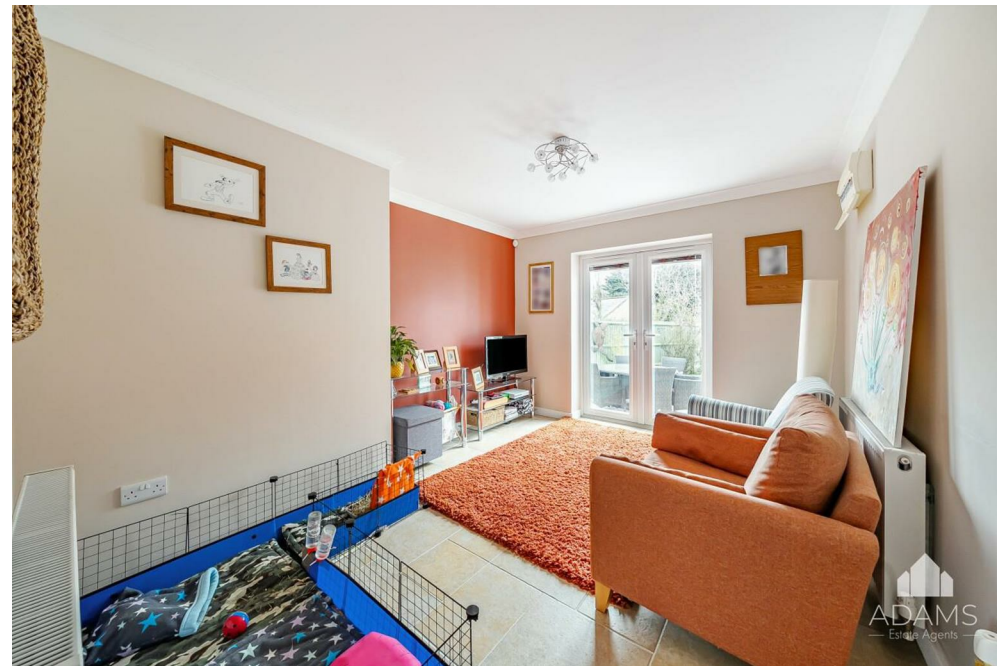
## ADDITIONAL INFORMATION

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.gov.uk](http://checker.ofcom.gov.uk)



"Laughter is the best medicine.  
Imagination is the best teacher.  
and dreams are the best reality."  
©







## Greet Road, Winchcombe, GL54

Approximate Area = 2097 sq ft / 194.8 sq m  
 Limited Use Area(s) = 199 sq ft / 18.5 sq m  
 Garage = 181 sq ft / 16.8 sq m  
 Total = 2477 sq ft / 230.1 sq m

For identification only - Not to scale

Denotes restricted head height



### TENURE

Freehold

### LOCAL AUTHORITY

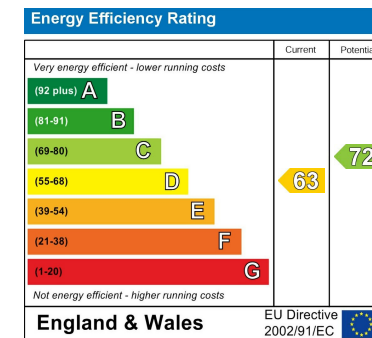
Tewkesbury Borough Council

### 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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthec 2026. Produced for Adams Estate Agents Limited. REF: 1258856



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