



ABBEY KITCHENS
CHELTENHAM & THE COTSWOLDS
www.abbey-kitchens.co.uk Telephone 01282 690556

Dove
GALLERY

FADE ZONE BAR

BARBER
STOP

OFFERS OVER
£325,000
High Street
Winchcombe GL54 5HT

ADAMS
Estate Agents

THE PROPERTY

This superbly presented Grade II Listed period property seamlessly combines prominent High Street commercial exposure with charming residential accommodation. Offered with no onward chain and currently designated as a holiday let, the property is uniquely versatile, appealing equally to portfolio investors or buyers seeking to run a boutique business from home subject to the necessary permissions.

The ground floor layout is configured for maximum flexibility, featuring a prominent front premises, most recently operating as an art gallery, complete with its own dedicated kitchenette and cloakroom. Benefiting from retained A1 commercial usage, this space provides an ideal storefront with excellent footfall. Positioned privately to the rear is a light and spacious open-plan kitchen and living room, which serves as the principal residential space. This inviting room opens directly onto a secluded, low-maintenance private courtyard garden, complete with highly convenient pedestrian rear access.

The upper floors provide generous living quarters rich in historic character. On the first floor, there is a well-proportioned double bedroom with an en suite shower room, a separate main shower room, and a versatile room ideal for a compact home study or store. The second floor features a further impressive double bedroom, beautifully accented by exposed character timbers and a dedicated dressing area, completing this exceptional town centre 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 cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

- Rateable value for commercial parts - £11,000.

- Remaining property not banded for Council Tax as designated for holiday letting.



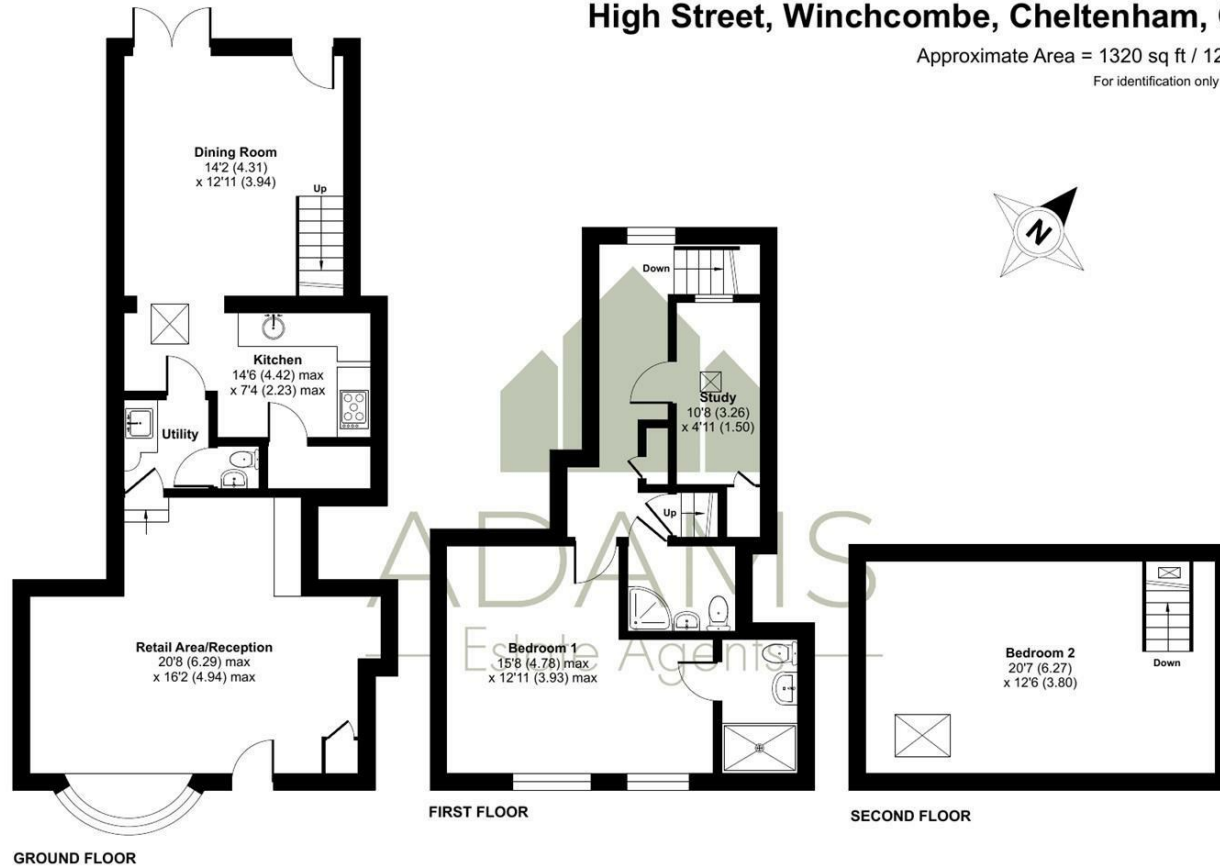




High Street, Winchcombe, Cheltenham, GL54

Approximate Area = 1320 sq ft / 122.6 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

Tewkesbury Borough Council

COUNCIL TAX BAND

Exempt

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(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). © nchecom 2026. Produced for Adams Estate Agents Limited. REF: 1485024



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