

ADAMS
Estate Agents

GUIDE PRICE
£675,000

# Smithy Lane

Greet, Nr Winchcombe GL54 5BP

## THE PROPERTY

*Sold by Adams*

Situated on a superb edge of village plot of approximately 0.4 acres and with lovely countryside views, a substantial character property with immense potential to renovate and extend, subject to permissions.

Available now and with no onward chain, the property features a large double garage/car port/workshop that could be incorporated into the house if required.

On the ground floor is a spacious 7.7m sitting and dining room with fireplace, a kitchen to the rear, a separate utility room and a ground floor shower room.

Upstairs, the principal bedroom has an ensuite bathroom, there are three further bedrooms and a family bathroom.

This semi-detached house is set well back from the lane and a long driveway leads up past the expansive front lawn to the garage.

The mature gardens have a great variety of trees and give a sense of privacy and tranquillity.

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### SITUATION

Greet is a tranquil hamlet situated just one mile from the historic heart of Winchcombe. While purely residential, its appeal lies in this seamless proximity to its ancient Saxon neighbour, beautifully positioned on the Cotswold Way just 7 miles north-east of Cheltenham. This location ensures excellent connectivity (approx. 2hrs to London Paddington via Cheltenham), with Broadway 8 miles and Gloucester 16 miles distant. The volunteer-led Gloucestershire Warwickshire Steam Railway hosts heritage services and popular seasonal events, linking Cheltenham Racecourse to Broadway via the local station in Greet.

Nestled within the Cotswolds National Landscape, the area is rich in listed architecture. The thriving Winchcombe community provides an extensive range of amenities, including independent shops, supermarkets, pubs, restaurants, medical surgeries, and a library, alongside both primary and secondary schools—the latter being only 1/2 a mile from the house.

Moments away lies the magnificent Sudeley Castle, a Tudor jewel and final resting place of Queen Katherine Parr. It offers a diverse events calendar, from the winter 'Spectacle of Light' to summer artisan festivals.

Cultural and recreational life is further bolstered by the Isbourne Arts Centre and Winchcombe Park—home to a Multi-Use Games Area (MUGA), skate park, and outdoor gym. These facilities foster a vibrant local spirit that extends from the town centre out to the peaceful surrounds of Greet.

### 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 Cabinet Broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk


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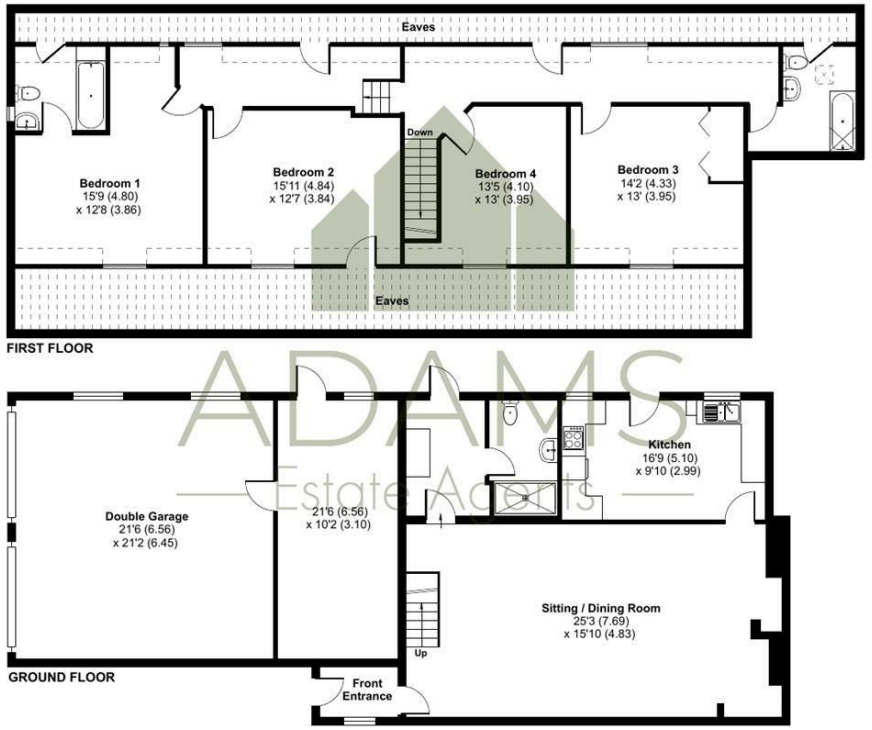
# Smithy Lane, Greet, Cheltenham, GL54

Approximate Area = 1807 sq ft / 167.8 sq m
Limited Use Area(s) = 638 sq ft / 59.2 sq m
Garage = 664 sq ft / 61.6 sq m
Outbuilding = 26 sq ft / 2.4 sq m
Total = 3135 sq ft / 291 sq m
For identification only - Not to scale




Denotes restricted head height

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: 1294420

## TENURE
Freehold

## LOCAL AUTHORITY
Tewkesbury Borough Council

## COUNCIL TAX BAND
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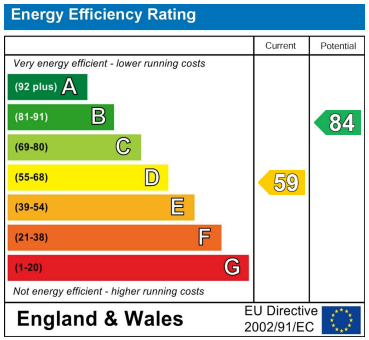
## VIEWINGS
By prior appointment only




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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