

GUIDE PRICE

£255,000

North Street

Winchcombe GL54 5PS

THE PROPERTY

Sold by Adams
Positioned on North Street in the heart of historic Winchcombe, this charming Grade II Listed Cotswold stone cottage presents an exceptional opportunity to complete a bespoke refurbishment. With the most demanding prep work already completed, the property seamlessly combines authentic period character with a blank canvas ready for final fitting and finishing.

The accommodation retains striking heritage features, including original flagstone flooring, beautifully sandblasted exposed timbers, and a focal inglenook fireplace. On the ground floor, a characterful sitting room leads through to the kitchen, which opens onto a low-maintenance, south-west facing courtyard garden benefiting from side pedestrian access. The first-floor layout features two distinct bedrooms alongside a spacious bathroom positioned to the rear.

Significant initial work has already been carried out, including full interior replastering, sandblasting of original timber features, new lighting, and partial rewiring. An incoming buyer is perfectly placed to customise the final finishes to their exact taste, requiring redecoration, plumbing in radiators, and installing a bespoke kitchen and bathroom suite. Offered for sale with no onward chain, this represents a rare chance to create a beautifully tailored period residence in a prime central location.

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ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating (radiators not plumbed in) and hot water via combi boiler.
Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk
The property is within an Article 4 Direction zone of the conservation area, meaning planning permission is required for certain external alterations.
Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.

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.


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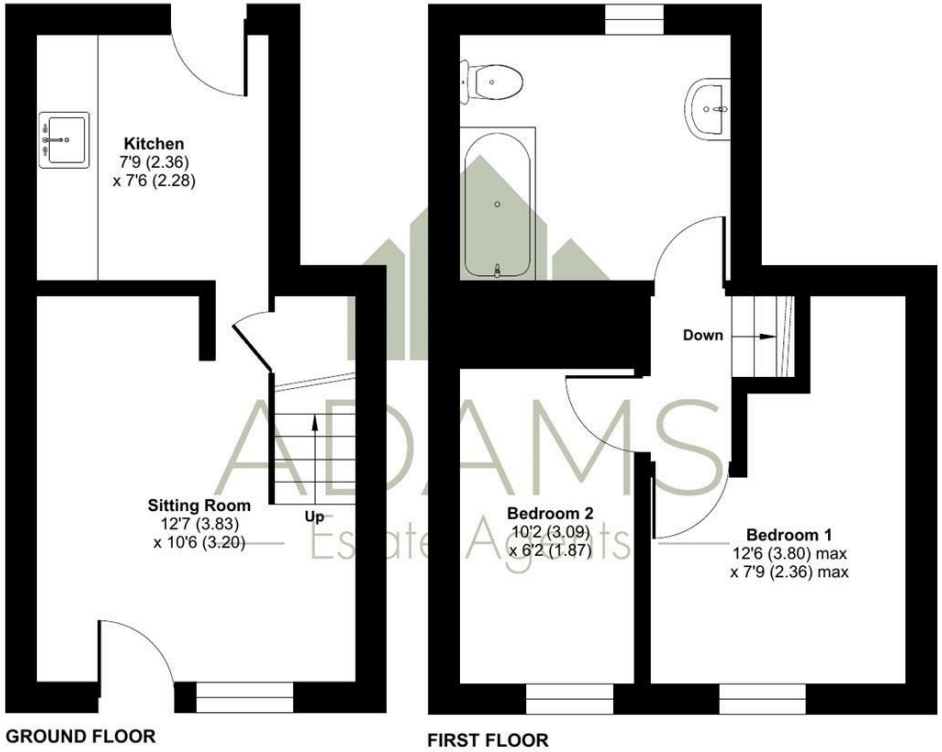
North Street, Winchcombe, Cheltenham, GL54

Approximate Area = 442 sq ft / 41.1 sq m

For identification only - Not to scale



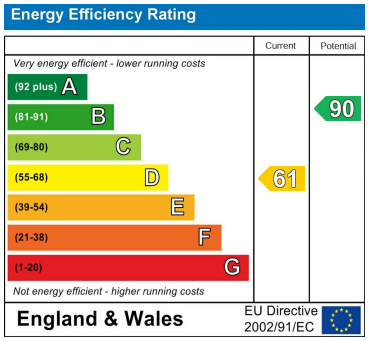
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1496703

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
C

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

ADAMS
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