



Hayles Way, Winchcombe, Gloucestershire

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An immaculate detached stone cottage with pretty gardens, parking and garaging located on the Cotswold Way within easy walking distance of the center of this popular, historic Cotswold market town.

Hayles Way is a quintessential Cotswold stone period cottage that is presented in excellent condition having been the subject of a gradual renovation that has included a two-storey extension and re-modelling throughout.

Prestbury 5 miles | A40 (to Oxford) 6 miles | Cheltenham 8 miles  
Broadway 9 miles | Stow-on-the-Wold 12 miles Stratford-upon-Avon 24 miles  
Central Oxford 40 miles | London 100 miles  
(distances approximate).



**Guide price:** £850,000

**Local authority:** Tewkesbury Council 01684 295010

**Council tax band:** F





An immaculate detached stone cottage with pretty gardens.



## The property

Hayles Way is a quintessential Cotswold stone period cottage that is presented in excellent condition having been the subject of a gradual renovation that has included a two-storey extension and remodeling throughout.

Originally two cottages dating from the 1800s, the house now extends to around 1,603 square feet over two floors and briefly comprises two reception rooms, with feature stone fireplaces, a country kitchen/breakfast room, a ground floor shower room and a study/store. Upstairs, there are four charming bedrooms and a family bathroom.

The kitchen, bathroom and shower room have all been tastefully upgraded recently so are in excellent condition as is the property decoratively.

The cottage is naturally light with enhanced period features, including the exposed Cotswold stone, original beams and a wonderful ingle-nook fireplace in the main sitting room.

There is access on both sides of the house with an area of the garden in front of the cottage, enclosed and screened by a mixed hedge and, to the rear, a landscaped garden that stretches back to the oak framed garage and parking at the rear of the plot. The garden is beautiful, very private and a particular property feature. Enclosed on all sides by well-established hedge boundaries, mature shrubs and pretty borders are lawned areas and several vantage points from where to sit and enjoy the view.

The property is a much loved and greatly improved family home and has been under the same ownership since it was purchased in 2000.

## Services

All mains services are connected.



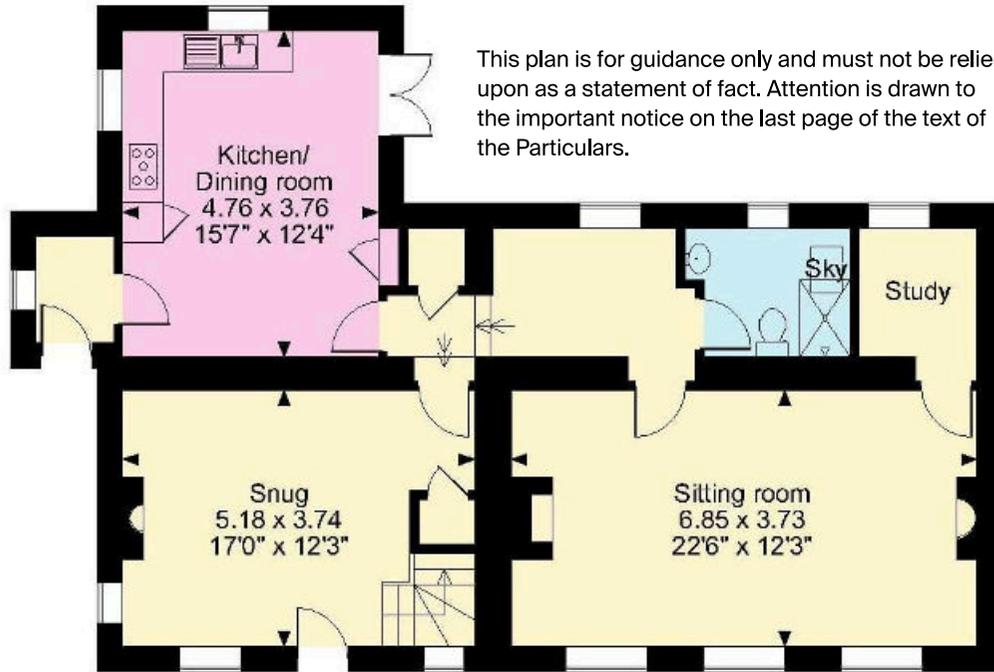
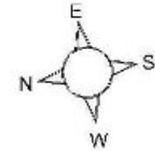
## Situation

Tucked away in the folds of the Cotswold Hills, the thriving and pretty Anglo-Saxon market town of Winchcombe is well known for its warm-toned pretty Cotswold stone cottages, and tea shops, good local amenities and traditional medieval architecture.

Set on the northern edge of the town within a short walk of the shops, Hayles Way also enjoys easy access to open countryside and the footpaths that cross the surrounding Area of Outstanding Natural Beauty. Located on the corner of Puck Pit Lane and Broadway Road, the cottage is well screened and access from Puck Pitt Lane gives way to private parking that will comfortably accommodate at least two cars in front of and to the side of the garage.

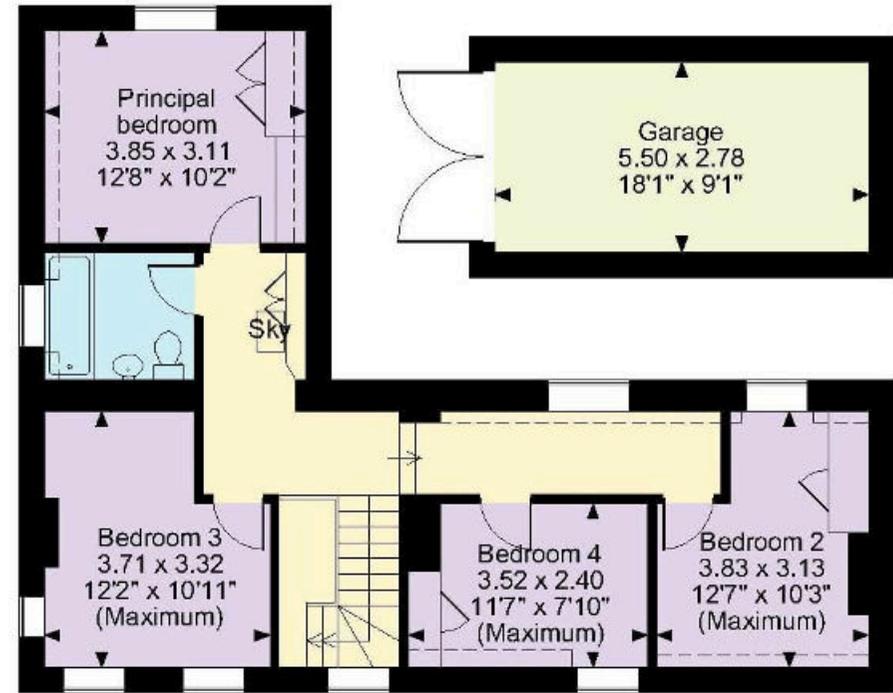


**Approximate Gross Internal Floor Area**  
**Main House 149 sq m / 1,603 sq ft Garage 15 sq m /165 sq ft**



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

**ground floor**



**first floor**

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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 Particulars dated July 2022. Photographs and videos dated July 2022.  
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