



16 Hailes Street Winchcombe,
Gloucestershire, GL54 5HU

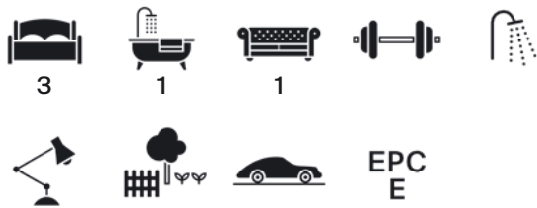


A wonderful detached Victorian townhouse with parking and garaging in the heart of Winchcombe.

Central Winchcombe, 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).

This beautifully proportioned period townhouse enjoys the convenience of the Winchcombe's amenities whilst also having allocated parking, garaging and a long private walled garden.

Typically Victorian in its proportions and built of Cotswold stone, the house extends to around 1,992 square feet (including the cellar), being arranged over three floors with a large cellar beneath.



Services

All mains services are connected.





The Property

Accessed at street level, the accommodation briefly comprises an open plan (front to back) kitchen with bespoke solid wood units, a large range for cooking and focusing on a wood burner in the dining room. There is also a utility room, wet room and garden room at this level. On the first floor, there is a formal drawing room, the principal bedroom and the large family bathroom. Two guest bedrooms occupy the second floor and enjoy views over Winchcombe's roof line to the hills beyond.

Currently used as office space, the cellar (head height in places), makes wonderful dry storage and offers clear potential to create additional accommodation subject to any necessary consents.

Extending approximately 26 meters from the back of the house, the garden steps up from a courtyard and stretches right back to a red brick garden shed. Well stocked with a variety of beautiful shrubs, trees and plants, the garden enjoys an excellent level of privacy with subtle lighting extending all the way to the shed and an amazing bespoke hot tub located at the end of the plot.

The double garage and additional parking is located approximately 150 meters walk away in Silk Mill Lane. A peaceful position, the garage sits adjacent to the River Isbourne enjoying views across it to open countryside.

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 Cotswold stone cottages, tea shops, good local amenities and traditional medieval architecture.

The property is set in the middle of Winchcombe, within a short walk of the shops and still with easy access and views (from the upper floors) to open countryside including the Area of Outstanding Natural Beauty. The property is situated on Hailes Street, a short walk from the double garage and parking located in Silk Mill Lane.





Floorplan

Approximate Gross Internal Floor Area

Main House = 185sq.m (1,992sq.ft)

Shed = 5sq.m (52sq.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.



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