



The Coates, Winchcombe, Gloucestershire



3 The Coates, Winchcombe, GL54 5NJ

A delightful semi-detached cottage set in a great location on the outskirts of this popular Cotswold town.

Winchcombe 0.5 mile | 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: £625,000

Tenure: Available freehold

Local authority: Tewkesbury Borough Council 01684 295010

Council tax band: E





On the outskirts of popular Winchcombe





The Property

Set partway along a peaceful no-through lane, this pretty semi-detached cottage enjoys an elevated position with a west-facing frontage and terraces that enjoy glorious evening sunsets and views across the lane and stream to the field beyond.

Arranged over two floors, the house is presented in excellent condition having been well-maintained also. The accommodation is well proportioned extending to approximately 1,227 square feet and is double-glazed almost entirely throughout.

The sitting room focuses on a contemporary wood burner with windows on either side of it taking in the view. At the rear, the kitchen/dining room is open plan with a breakfast bar dividing the space and lots of built-in cupboards and storage. A cloakroom and a separate utility room complete the ground floor.

Upstairs are three good bedrooms, a further WC and a bathroom with a bath and separate shower.

Capturing the morning sunshine, an enclosed decked area to the rear is accessed via the kitchen. To the front, the garden has been hard landscaped with wide terraces with shallow steps up to the front door. Lighting is built into the terraces with space for a table and chairs, a greenhouse and flower beds. There is a large timber shed and parking in front of the property for two-three vehicles.

Services

All main services are connected

Location

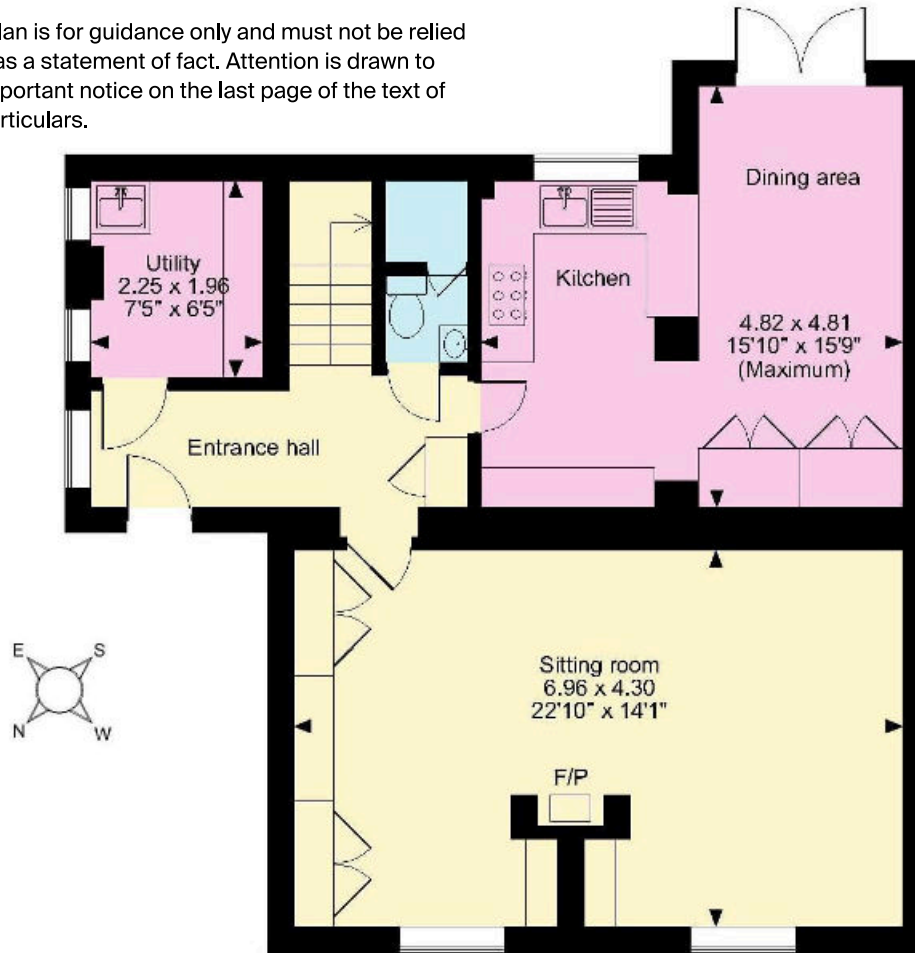
Tucked away in the folds of the Cotswold Hills, the thriving Anglo-Saxon market town of Winchcombe is well known for its warm-toned Cotswold stone cottages, tea shops, good local amenities and traditional medieval architecture.

Set in a tranquil and utterly unspoiled rural setting (within the Area of Outstanding Natural Beauty) on the edge of this pretty and very popular Cotswold town, Coates Mill Cottages are situated part-way along a narrow no-through lane and within walking distance of the town's amenities.

Surrounded by the most beautiful rolling countryside, there is easy access to numerous public footpaths including the Cotswold Way whilst the Spa town of Cheltenham is a 10-15 minute drive.

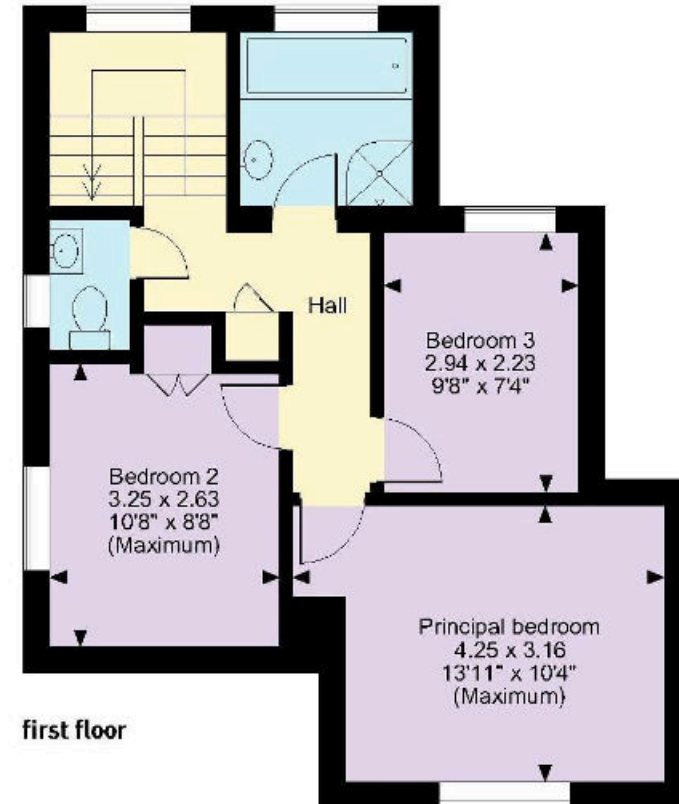


This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



ground floor

**Approximate Gross Internal Floor Area
114 sq m / 1,227 sq ft**



first floor

Knight Frank
Cheltenham
123 Promenade
Cheltenham
GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more
Tom Banwell
01242 246951
tom.banwell@knightfrank.com



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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