



Conifers, Puck Pit Lane, Winchcombe, Cheltenham



Set in nearly a third of an acre and located on the edge of Winchcombe, a superb detached family home with garaging and a glorious south-facing garden.

Summary of accommodation

Ground floor Entrance hall | Two reception rooms | Study | Kitchen/diner | Utility
Conservatory

First floor Principal bedroom | En suite | Two double bedrooms | Two single bedrooms
Family bathroom | Separate WC

Garden and Grounds Double tandem garage | South-facing garden | Greenhouse
Large shed | Second shed

In all about 0.31 acres

Distances

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 50 miles | London 100 miles (All distances are approximate)







Description

Set back from the lane with ample parking on the drive as well as a tandem garage, Conifers is a detached family home dating to the 1960's.

Extending to approximately 2,237 square feet, the property has been completely remodeled by the current owners over the past 32 years to create a wonderful family home with versatile accommodation arranged over two floors. A particular feature of the property is the glorious south-facing garden which has been lovingly maintained and offers various private seating areas and sun traps.

Location

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, 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 the Broadway Road, the cottage is well-screened and access from Puck Pit Lane gives way to private parking that will comfortably accommodate at least 4-5 cars in front of and to the side of the garage.





Property Information

Services All mains services are connected.

Local Authority & Council Tax Band Tewkesbury Borough Council
Tax Band G

Tenure Freehold

EPC D

Guide price £850,000



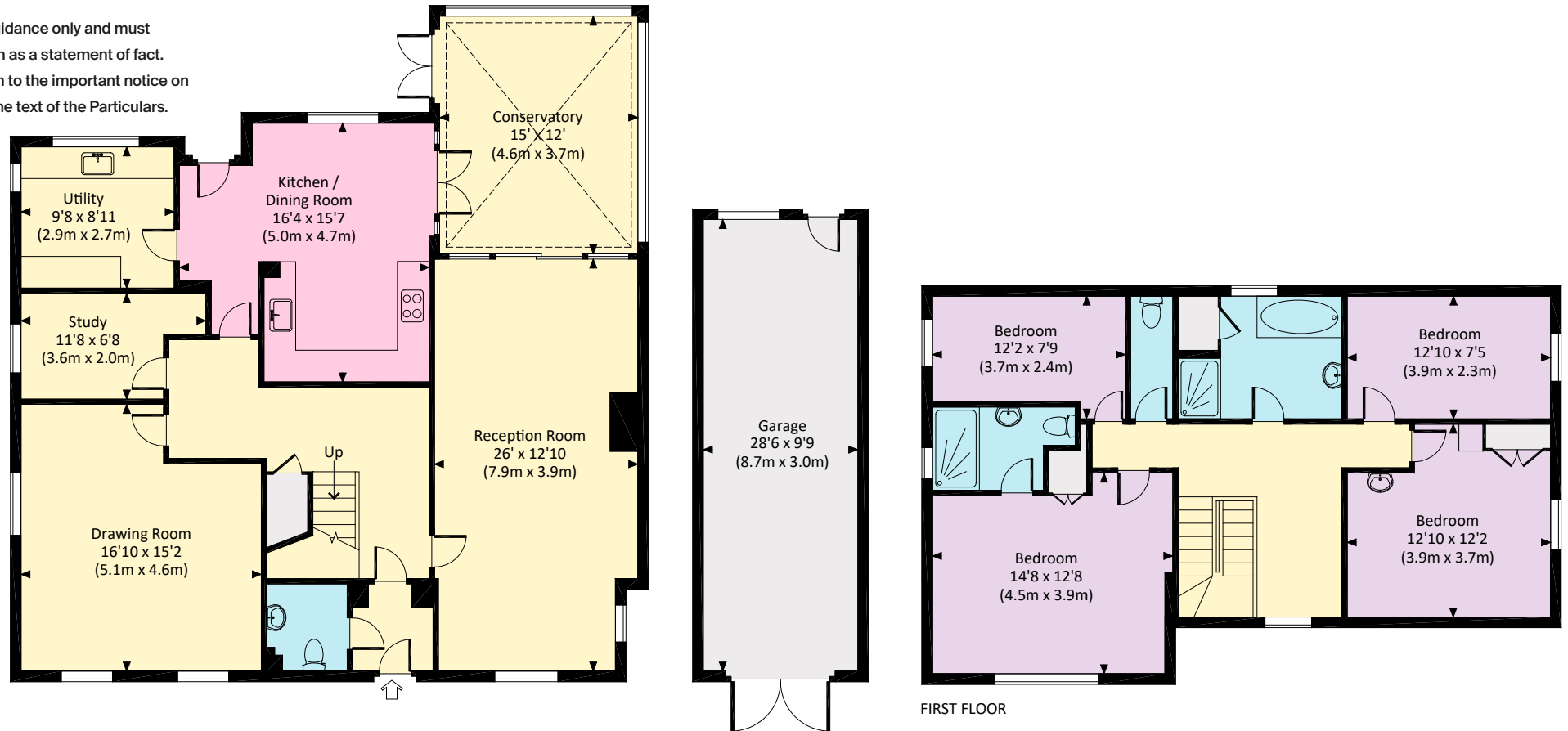
Approximate Gross Internal Floor Area

Total Area: 207.9 sq.m / 2,237 sq.ft

Total Area: 233.7 sq.m / 2,515 sq.ft (Inc. Garage)



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.



Knight Frank Cheltenham
123 Promenade, Cheltenham
Gloucestershire
GL50 1NW

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Tom Banwell
01242 246 959
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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2024. Photographs and videos dated March 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing_help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.