

Water Hatch

Silk Mill Lane, Winchcombe, Cheltenham, Gloucestershire



A modern family home set in a very private and peaceful location backing onto the Sudeley Estate and close to local amenities.



4-5



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Summary of accommodation

Main House

Ground floor: Entrance Hall | Hall | Drawing room | WC | Kitchen | Utility | Dining room/living room | Conservatory

First floor: Principal bedroom with en suite | Three double bedrooms | Family bathroom

Outside

Single garage | Pretty gardens





Situation

(Distances and times are approximate)

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 edge of the town in a stunning position next to the River Isbourne and backing onto the Sudeley Estate, the property is also conveniently situated within a short walk of the shops and amenities 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



Regular direct trains to London Paddington from Cheltenham Spa Railway Station, which is approximately 23 minutes away.





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Tucked away in a very private and leafy position in the heart of Winchcombe, this attractive stone built property combines large well-proportioned living spaces with tasteful modern finishes and lots of natural light.

The accommodation extends to approximately 2,858 square feet over two floors and briefly comprises a kitchen/breakfast room, dining room, sitting room and garden room, a ground floor bedroom with en-suite shower, a utility and WC completing the ground floor.

A large central reception hall and stairs lead to a galleried landing, a principal bedroom with en-suite shower room, three further double bedrooms and a family bathroom.





Outside

The house sits centrally within its plot with pretty gardens on either side. There is a pedestrian footbridge from the garden over the river that gives direct access to the Hayles Way footpath and the gorgeous open countryside that is the Cotswold Area of Outstanding Natural Beauty.

Set well back from Silk Mill Lane in a very private location, the house is tucked away behind gates and is well-screened by mature hedge lines on all sides.

To the front there is parking that will comfortably accommodate 4-5 cars and a large garage.

Property Information

Tenure: Freehold.

Services: All mains services.

Local Authority: Tewkesbury Borough Council
01684 295010

Council Tax: Band F

EPC: C

Postcode: GL54 5HZ

Viewings: All viewings strictly by appointment only through the vendor's selling agents,
Knight Frank LLP.



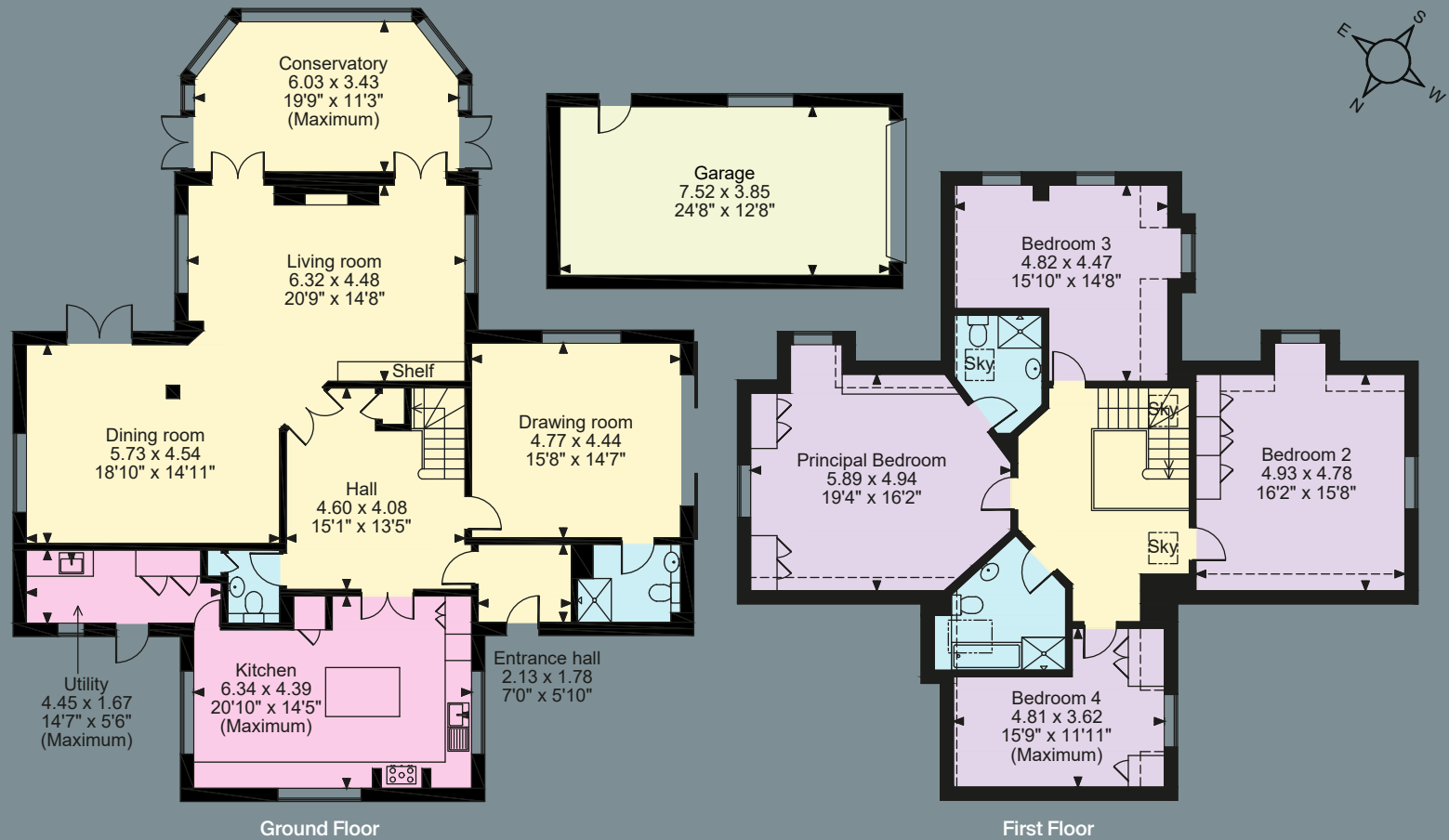
Approximate Gross Internal Floor Area

Main House = 266 sq.m / 2,858 sq.ft

Garage = 29 sq.m / 312 sq.ft

Total = 294 sq.m / 3,170 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.



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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 2024. Photographs and videos dated July 2024.

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