

## The Meads, Notch Road, Winstone, Cirencester, Gloucestershire, GL7 7JU



Detached bungalow • Three/four bedrooms • Heart of village location • Sitting room and kitchen/breakfast room • Garage and driveway parking • Gardens • Pleasant outlook • EPC E

# The Meads,

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## Key Features



3/4  
Bedrooms



2  
Bathrooms



1/2  
Receptions

## About the property

Enjoying a most pleasant position in this ever popular Cotswold village of Winstone and benefits from an open outlook over farmland and countryside, this versatile bungalow offers flexible accommodation over two floors and sits in a lovely garden.

The accommodation briefly comprises an entrance porch leading through into the entrance hall where there are stairs to the first floor. There is a generous sitting room which has an attractive fireplace and enjoys a dual aspect. The kitchen/breakfast room has a range of units, ample room for a table, enjoys a dual aspect and has a patio door leading into the conservatory where you can sit, relax and overlook the garden. There is a dining room/bedroom three downstairs. The master bedroom has a range of wardrobes and dressing units with added benefit of an en suite shower room where there is a walk-in shower.

The landing leads to two further bedrooms, one having a great store room.

Outside, the driveway provides ample parking and leads to the single garage with workshop behind. The rear garden enjoys a good degree of privacy, is predominately laid to lawn, backs on to open farmland and has a paved patio area offering a place to sit and relax.

## Amenities

Situated on the edge of the charming rural village of Winstone, set in the hills between Cheltenham and Cirencester. Winstone is off the beaten track, so quiet and peaceful but in reality, is an incredibly convenient being very accessible to the A417. This, largely dual carriageway, links the M5 at Junction 11a Cheltenham with Junction 15 of the M4 at Swindon, so the property is within a comfortable distance of London for weekends.

The village has a charming 11th century church and there are a few local pubs and it is in easy reach of the newly developed Elkstone Studios (<https://www.elkstone-studios.com/>) business

park boasting a Knead Bakery coffee shop and bar, Jesse Smith's Butchers, Beauty Salon and Padel Tennis club other small businesses as well as hosting a bi-weekly farmers market.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Directions

From Cirencester, take the A417 dual carriageway north, and after about 6 miles, turn off to your left signposted Winstone. Bear immediately right. Follow this road into the village and at the property can be found on the left hand side hand side.

What3Words: ///caskets.detained.tasteful

## Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

## Local Authority

Cotswold District Council

Council Tax Band F

## Our reference

CIR/JM/KF/18112024

## We'd love to hear from you

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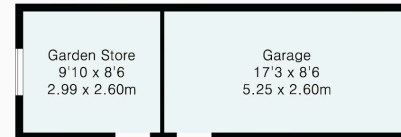
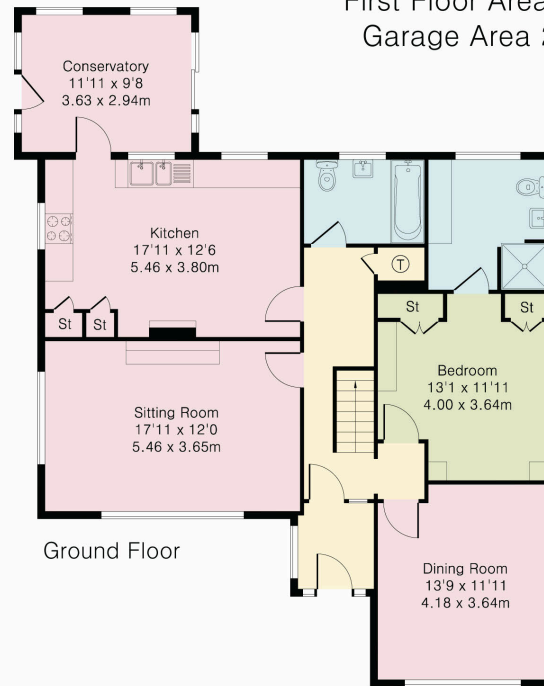


## Approximate Gross Internal Area 1779 sq ft - 166 sq m

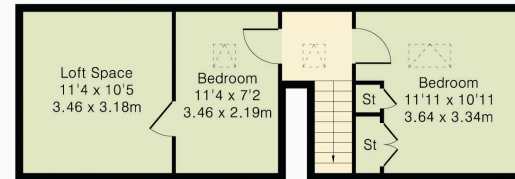
Ground Floor Area 1164 sq ft – 108 sq m

First Floor Area 384 sq ft – 36 sq m

Garage Area 231 sq ft – 22 sq m



Garage



First Floor

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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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