

Notch Road, Winstone, Cirencester, Gloucestershire, GL7 7JU



- Detached single storey home ● Approximately 1700 square feet (inc garage) ● Sitting on a generous plot ● Four bedrooms
- Sitting and Dining rooms ● Double garage and driveway parking ● Cotswold village location ● Planning permission in place until August 2026 to add a single storey rear extension, garden outbuilding/home office and detached car port ● NO ONWARD CHAIN ● EPC D

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Offered for sale with no onward chain and set within the sought after Cotswold village of Winstone is this well-proportioned single storey home benefitting from flexible accommodation, large garden and with planning permission currently in place until August 2026 for the addition of a single storey rear extension, garden outbuilding/home office and detached car port.

The single storey and flexible accommodation is currently arranged to provide entrance porch, hall, sitting room, dining room, kitchen, four double bedrooms serviced by an en-suite shower room, bathroom and separate WC. The property also offers a double garage with power and light, gardeners WC, with an electric vehicle charger fitted to the side of the garage.

Outside, the property occupies a generous plot with driveway parking to the front with a mature garden, mainly laid to lawn and a small coppice to the rear.

NB - PLANNING PERMISSION: 23/01734/FUL (Expires August 2026) ... erection of single storey rear extension, garden outbuilding/home office and detached car port, associated works, alterations to roof, boundary wall and vehicular access. (details available upon request)

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.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

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

What 3 Words: **iceberg.tungsten.undertone**

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Private Supply

Heating - Oil

Local Authority

Cotswold District Council

Council tax Band - G

Our reference

CIR250466 / 21st April 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

Winstone is a lovely, quiet location with stunning surrounding countryside views, yet accessible to Cheltenham, Cirencester, M5 etc.

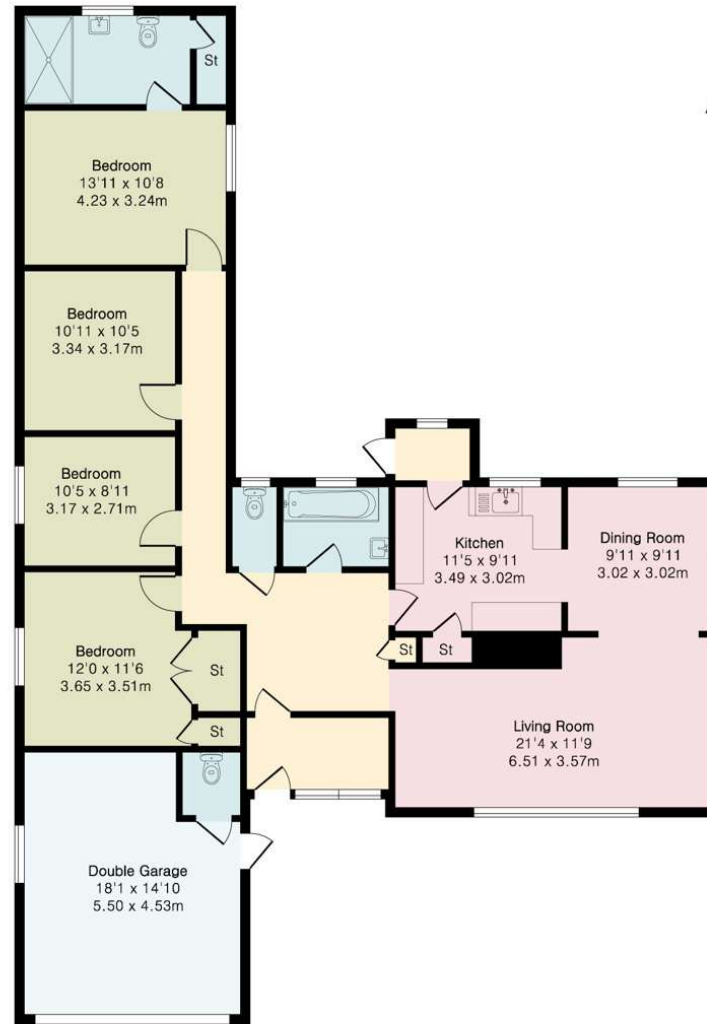
Corin is a well-proportioned single storey family home with generous gardens.







Approximate Gross Internal Area 1712 sq ft - 159 sq m
(Including Garage)



Ground Floor

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

