

ADAMS
Estate Agents

OFFERS OVER
£875,000
Gopshill Lane
Gretton GL54 5ET

THE PROPERTY

Positioned along a peaceful, no-through village lane in Gretton, this substantial Cotswold stone residence was constructed in circa 2009, offering expansive accommodation exceeding 2,800 sq ft across three thoughtfully designed floors. Available with no onward chain and immediate vacant possession, the property provides impressive proportions and high-specification fixtures throughout.

The ground floor layout begins with a premium Bulthaup kitchen and breakfast room, fitted with a large central island. Double doors open into a formal central dining room, which seamlessly connects to a generous sitting room at the rear, featuring a woodburning stove and doors opening outside. A cloakroom/boot room and direct access to the integral garage complete this level.

On the first floor, the principal bedroom suite features a dedicated dressing area with built-in wardrobes and an ensuite shower room. Two further double bedrooms on this floor each benefit from their own private ensuite facilities. The second floor accommodates two additional large bedrooms served by a shared family bathroom, creating an exceptionally flexible layout for family living or home working.

To the immediate rear is a low-maintenance paved garden. From here, a footbridge crosses over to a separate paddock extending to approximately 0.2 acres (estimated via online mapping software; unverified on site), which carries agricultural usage classification rather than formal garden status.

Tucked away in a tranquil setting within the Cotswold National Landscape, this substantial modern home offers a rare balance of space, quietude, and village convenience.

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SITUATION

Nestled within the designated Cotswold National Landscape, the picturesque village of Gretton enjoys a thriving community atmosphere. At its heart, the village features a well-regarded primary school, an active village hall, church, and the popular local pub, The Royal Oak, renowned for its food and countryside views.

Just two miles to the south lies the historic town of Winchcombe, providing a comprehensive range of day-to-day amenities including independent shops, doctors' and dental surgeries, secondary schooling, public houses, and regular bus services.

Gretton is ideally located for exploring the wider region, with straightforward transport links to Cheltenham, Tewkesbury, Evesham, and Gloucester. Access to the M5 motorway lies approximately nine miles to the west, making this an ideal setting for buyers seeking a tranquil, semi-rural lifestyle without sacrificing practical connectivity.

ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via boiler.

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

The property is within Gretton conservation area, meaning planning permission may be required for certain external alterations.

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.


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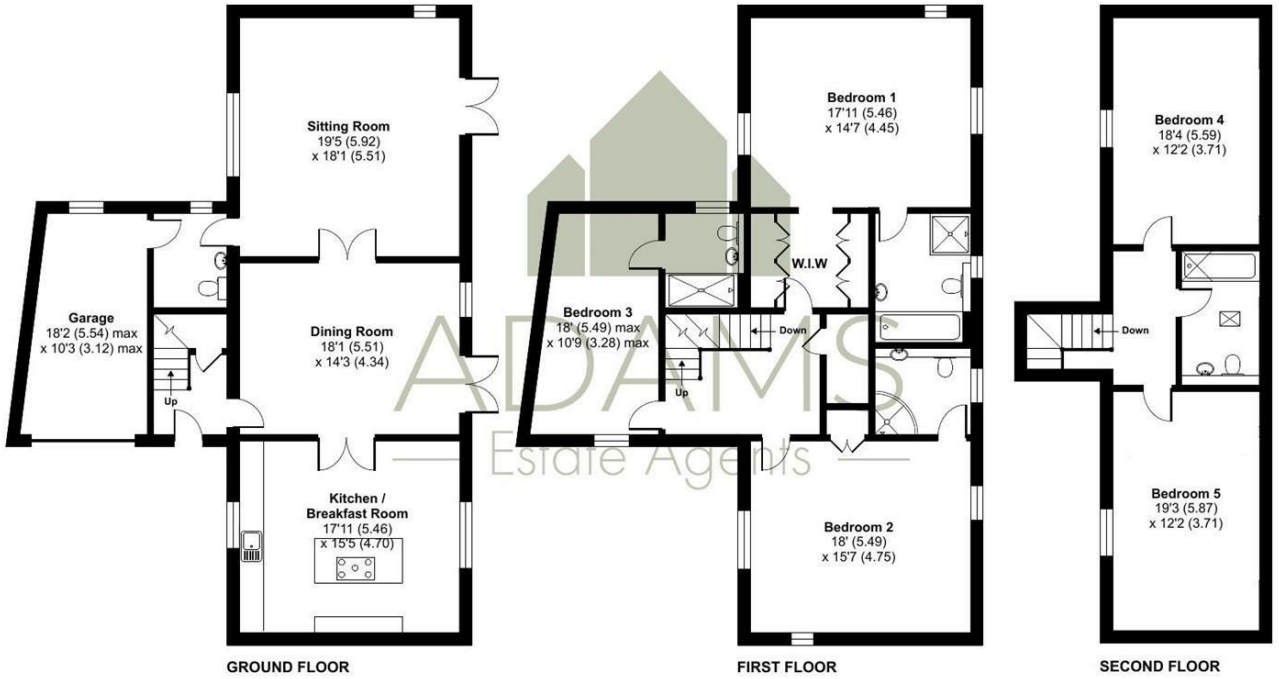




Gopshill Lane, Gretton, Cheltenham, GL54 5ET

Approximate Area = 2869 sq ft / 266.5 sq m
Garage = 167 sq ft / 15.5 sq m
Total = 3036 sq ft / 282 sq m
For identification only - Not to scale

Denotes restricted head height



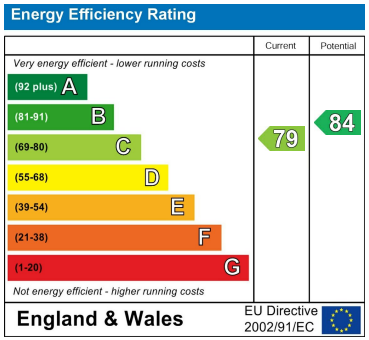
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1539403

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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