

# MAGGS & ALLEN

2 WITCOMBE COURT  
LITTLE WITCOMBE, GLOUCESTER, GL3 4UA

**Guide Price: £460,000+**

- 25 June LIVE ONLINE AUCTION
- Converted Grade 2 Georgian Manor
- Three Bedroom Home
- Countryside Views
- Village Location
- Ideal Family Home or Holiday Let
- Reduced Price for Quick Sale at Auction



Auction & Commercial  
22 Richmond Hill, Clifton, Bristol, BS8 1BA

**0117 973 4940**

[www.maggsandallen.co.uk](http://www.maggsandallen.co.uk)



#### FOR SALE BY AUCTION

This property is due to feature in our online auction on 25 June 2026 at 6.00pm. Bidding is via proxy, telephone or online remote bidding.

#### VIEWINGS

By appointment.

#### SUMMARY

STUNNING THREE-BEDROOM HOME WITHIN A CONVERTED GEORGIAN MANOR WITH EXTENSIVE GROUNDS

#### DESCRIPTION

Forming part of the Grade II listed Georgian Manor that has been tastefully converted to create a stunning three-bedroom home, filled with beautiful original features. Arranged over three levels, the property comprises a living room on the ground floor, open plan kitchen/dining room with modern units and a bedroom on the first floor. The second floor has a family bathroom and two well-proportioned double bedrooms, with the master bedroom boasting an en-suite.

Externally, the property is situated on an impressive plot, extending approximately half an acre, with front and rear gardens. There is also a large gravelled driveway, plus a single lock-up garage and also various outbuildings.

This property would make for an ideal countryside family home or a perfect holiday home/let.

#### LOCATION

Little Witcombe is a charming and highly sought-after rural hamlet situated on the edge of the Cotswolds, offering a peaceful countryside setting while remaining conveniently accessible to nearby towns. The property lies within the parish of Badgeworth, an area characterised by rolling farmland, open views, and a strong sense of community.

Despite its tranquil setting, the location is well connected. The centres of Gloucester and Cheltenham are both within easy driving distance. Local amenities can be found in neighbouring villages.

Little Witcombe itself is noted for its peaceful, rural character, with a small number of residential properties and a predominantly agricultural setting, making it an ideal location for those seeking a balance of countryside living with convenient access to urban amenities.

#### ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

#### COMPLETION

Completion for this lot will be 8 weeks from exchange of contracts or sooner by mutual agreement.

#### ENERGY PERFORMANCE CERTIFICATE (EPC)

Rating: C

#### TENURE

Understood to be Freehold. Please refer to auction legal pack for confirmation.

#### BUYER'S PREMIUM

Please be advised that all purchasers are subject to a £1,800 plus VAT (£2,160 inc VAT) buyer's premium payable upon exchange of contracts.

#### \*GUIDE PRICE

Guide Prices are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to Reserve Price (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

#### RESERVE PRICE

The seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

#### PROXY, TELEPHONE & ONLINE REMOTE BIDDING

The auction will be held online via live video stream with buyers able to bid via telephone, online or by submitting a proxy bid. You will need to complete our remote bidding form, which is available to download from our website. The completed form, ID (driving licence or passport and a recent utility bill stating the home address of the purchaser) and a bank transfer for the Preliminary Deposit must be received no later than 24 hours before the date of the auction.

#### PRELIMINARY DEPOSITS

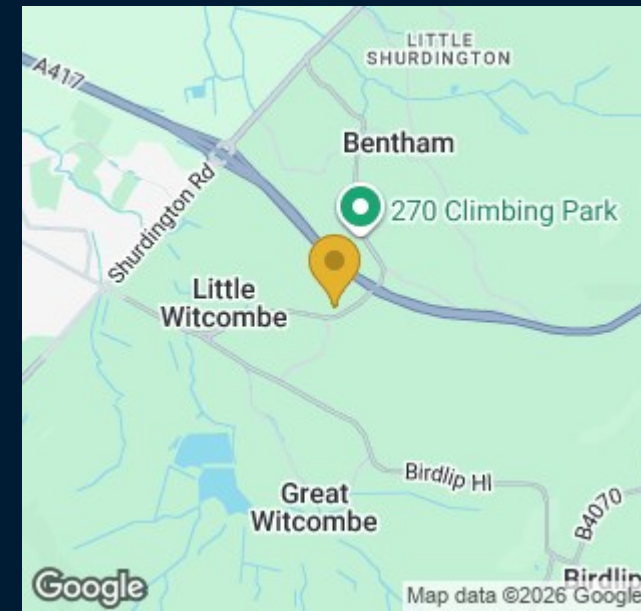
The Preliminary Deposit required for each lot you wish to bid for is £5,000.

If your bid is successful, the balance of the deposit monies and Buyer's Premium (£1,800 plus VAT) must be transferred to our client account within 24 hours of the auction sale. If you are unsuccessful at the auction, your Preliminary Deposit will be returned to you within 5 working days.

#### AUCTION OR BRIDGING FINANCE REQUIRED?

Do you need a mortgage or loan quickly? Maggs & Allen have specialist Independent Brokers who can arrange residential and commercial finance on all types of property. Contact the Auction Team today to be put through to our mortgage and loan experts on 0117 9734940 or email [admin@maggsandallen.co.uk](mailto:admin@maggsandallen.co.uk)





Maggs & Allen use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. It should not be assumed that this property has all the necessary Planning, Building Regulations or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Please note that in some instances the photographs may have been taken using a wide angled lens and please be advised that any site plans used within our particulars are for illustrative purposes only and may not be to scale. Any distance from schools are for guidance only and you should make your own enquiries with the local authority.

## 2 Witcombe Court, Little Witcombe, Gloucestershire

Approximate IPMS2 Floor Area

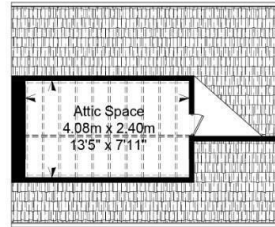
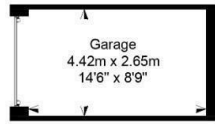
House	192 sq metres / 2067 sq feet
Attic Space	10 sq metres / 107 sq feet
Garage	12 sq metres / 129 sq feet
Stores	14 sq metres / 151 sq feet

Total (Includes Limited Use Area)	228 sq metres / 2454 sq feet 10 sq metres / 107 sq feet
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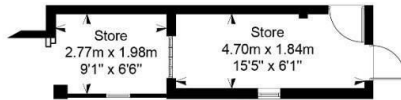
Simply Plans Ltd © 2026  
07890 327 241  
Job No SP3958

This plan is for identification and guidance purposes only.  
Drawn in accordance with R.I.C.S guidelines.  
Not to scale unless specified.

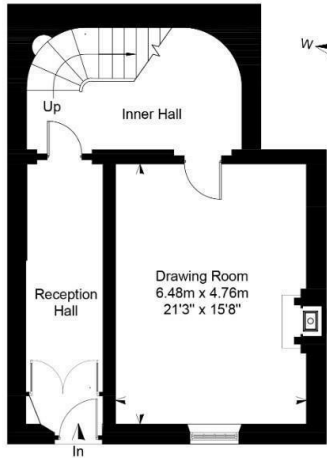
IPMS = International Property Measurement Standard



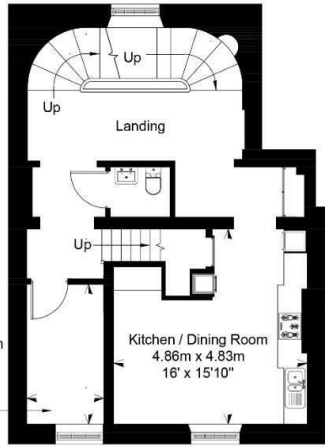
Attic Space  
= Limited Use Area



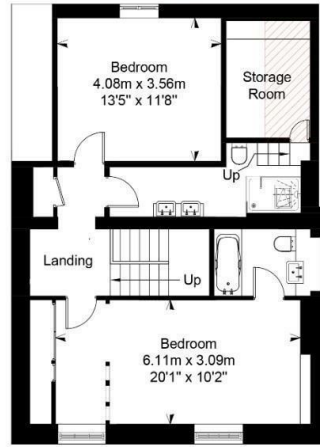
= Flying Freehold



Ground Floor



First Floor



Second Floor



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