



GUIDE PRICE  
£400,000  
Polysend Drive  
Alderton GL20 8PU



## THE PROPERTY

\*Sold (stc) by Adams\*

A superbly presented and high-specification 2023-built Cala bungalow on the edge of Alderton village. Situated on a smart no-through road, this detached bungalow is beautifully light and spacious and is available with no onward chain and the balance of the new build warranty.

Featuring underfloor heating, an EV charging point, a 7m kitchen/dining and sitting room across the rear of the property with integrated appliances and French doors to a sheltered and private rear garden, a principal bedroom with built-in wardrobes and full ensuite bath/shower room, a second double bedroom and a further shower room.

2



2



1



## ADDITIONAL INFORMATION

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

There is a service charge of approx. £426.04 per year, payable to Sennen Property Management in respect of communal areas maintenance and administration.

Broadband connection and Mobile coverage: Fibre To The Property Broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## SITUATION

The charming village of Alderton lies 4 miles to the north-west of Winchcombe, 7 miles from Bishops Cleeve and Tewkesbury and 10 miles from Cheltenham. There is a village post office and shop, the Gardeners Arms pub, the church of St Margaret of Antioch and Oak Hill Church of England Primary School for ages 5 to 11. There is a weekly toddlers group and a preschool. Lying on the edge of the Cotswold Hills and the Vale of Evesham, the village contains a pleasant mix of both stone and red brick properties as well as earlier wattle and daub thatched houses.







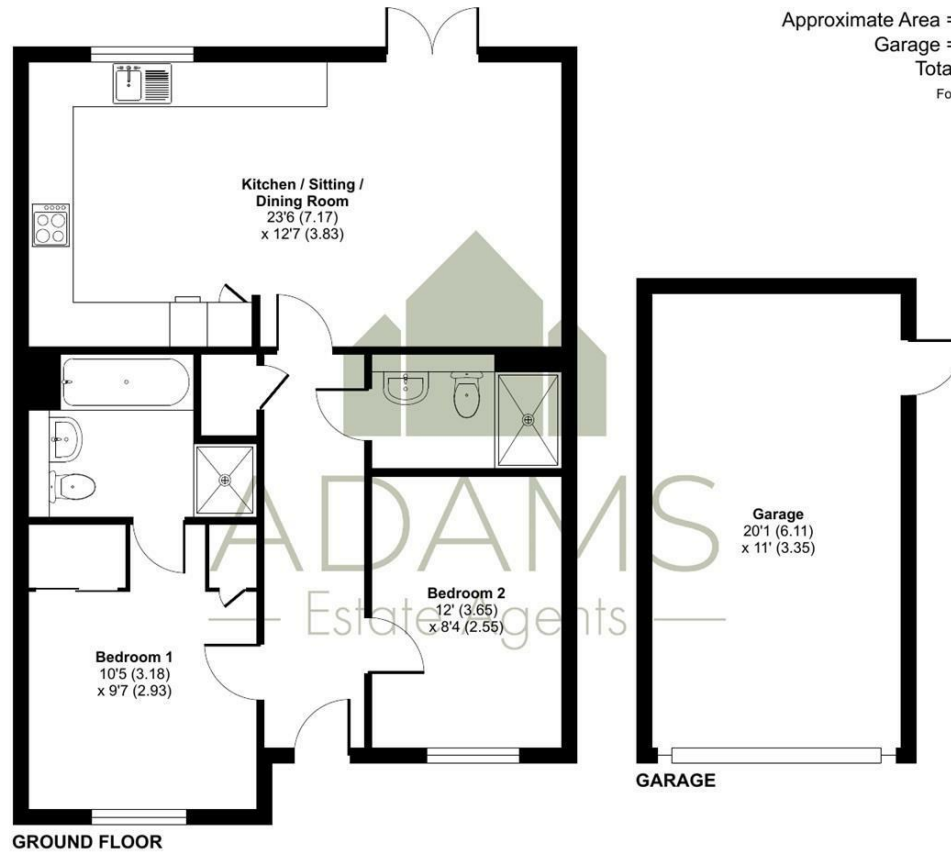
## Polysend Drive, Alderton, Tewkesbury, GL20

Approximate Area = 739 sq ft / 68.6 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 959 sq ft / 89 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

D

### VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) <b>A</b>                          |  |                         | <b>95</b> |
| (81-81) <b>B</b>                            |  | <b>82</b>               |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Adams Estate Agents Limited. REF: 1289500



#### OFFICE ADDRESS

Hereford House, 20 North  
Street, Winchcombe,  
Cheltenham, Gloucestershire,  
GL54 5PS

#### OFFICE DETAILS

01242 603601  
sales@adamsestateagents.com  
www.adamsestateagents.com