



GUIDE PRICE
£265,000
Willow Bank Road
Alderton GL20 8NJ

THE PROPERTY

Sold (stc) by Adams

A Discount Market Value Scheme (qualifying criteria below) three bedroom semi-detached house, built by Cala homes in 2016 and offered with the balance of the NHBC warranty.

This beautifully presented and superbly designed leasehold property is exclusively available to those with a local area connection and is subject to application and qualifying criteria (see below).

You will own 100% of the property but it is offered at 70% of market value and you would have to re-sell it at 70% market value.

Featuring a sunny south-east facing rear garden, two allocated parking spaces, a contemporary kitchen/dining room with integrated appliances, a sitting room with glazed doors to the garden, a cloakroom, three bedrooms and a bathroom.

3



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SITUATION

Set at the foot of Alderton Hill on the edge of the Cotswolds and just 4 miles north-west of Winchcombe, Alderton is a quintessential English village offering a perfect blend of rural charm and modern convenience. This vibrant community is ideal for families and commuters, located just 7 miles from Tewkesbury and Bishops Cleeve and 10 miles from Cheltenham.

At the heart of the village lies the essential Alderton Village Store and Post Office, alongside The Gardeners Arms, a celebrated 16th-century thatched pub renowned for its local ales and dining. Families benefit from the weekly toddlers group and preschool, the age 5-11 Oak Hill C of E Primary School, and there is an active village hall and the church of St Margaret of Antioch.

Outdoor enthusiasts have direct access to the Winchcombe Way for scenic hiking across the Area of Outstanding Natural Beauty. With a friendly, engaged community and high-speed broadband availability, Alderton offers a premium lifestyle for those seeking a tranquil yet connected edge of Cotswolds retreat.

ADDITIONAL INFORMATION

Applicants must have a connection to the Tewkesbury Borough area which may be one or more of the following:

- you have lived in the area for the last six months or more
- you have previously lived in the area for three out of the last five years
- you have permanent (not seasonal or temporary) employment in the area
- you have family members (parents, siblings or children) who have lived in the area for the last five years
- see armed forces below

Armed Forces local connection

If you are currently serving, served within the immediate preceding five years; are a bereaved spouse or civil partner who has recently or will cease to be entitled to Ministry of Defence accommodation following the death of their service spouse and the death was wholly or partly attributable to their service; existing or former members of the reserve forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service – you will be awarded a Local Connection to the District of your choice within the Partnership Area

The property is subject to a Section 106 Agreement.

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

Leasehold: 999 years from 1st January 2016. There is a service charge of approx. £663.39 (for 2025) per year and a ground rent of approx. 195 per year,

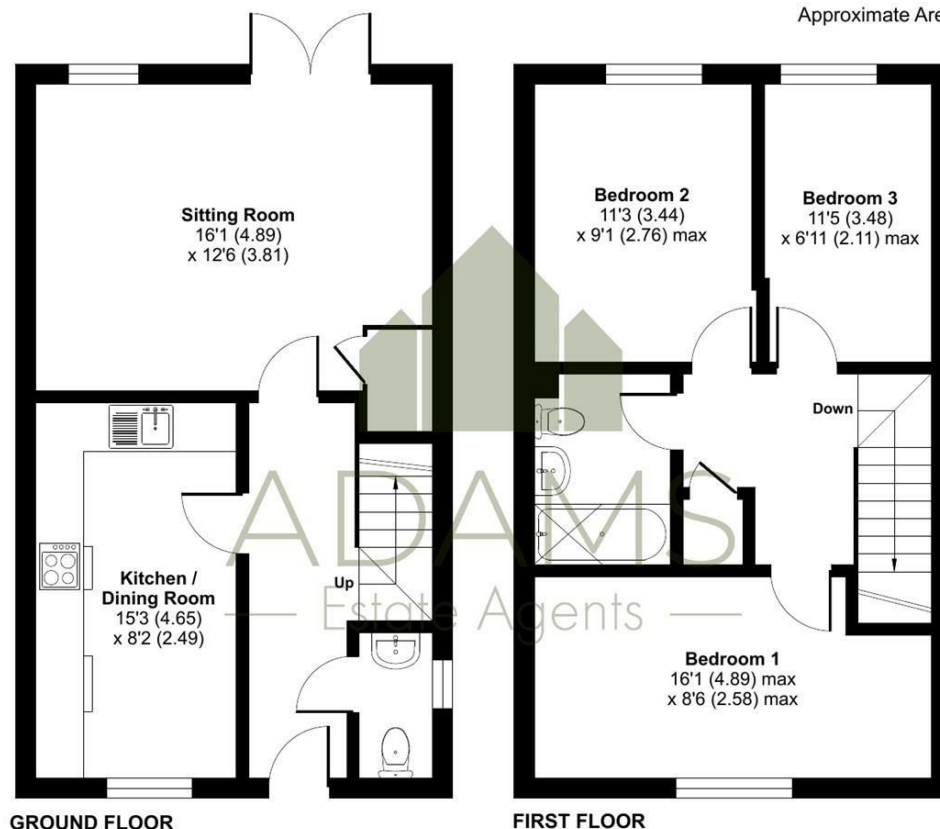






Willow Bank Road, Alderton, Tewkesbury, GL20

Approximate Area = 910 sq ft / 84.5 sq m
For identification only - Not to scale



TENURE
Leasehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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). © nchecom 2025. Produced for Adams Estate Agents Limited. REF: 1326762



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