



GUIDE PRICE  
£235,000  
Willow Bank Road  
Alderton Tewkesbury GL20 8NJ



## THE PROPERTY

A Discount Market Value Scheme (qualifying criteria below) two-bedroom mid-terraced village house, built by Cala Homes in 2016.

This beautifully presented leasehold property is exclusively available to those with a local area connection. You will own 100% of the property, but it is offered at 70% of market value and is designed to be resold at the same 70% market value ratio.

The interior features recently fitted wood flooring through the hall and sitting room, which has glazed doors to a sunny south-east facing garden. It includes a contemporary kitchen/dining room, a refitted shower room and a cloakroom.

Outside, there are two allocated parking spaces with an EV charging point.

2



1



1



### IMPORTANT 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

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. ££657.78 (for 2026) per year and a ground rent of approx. 195 per year, payable to Remus Property Management. The service charge goes towards maintenance of the communal areas and the pumping station.

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

### 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.





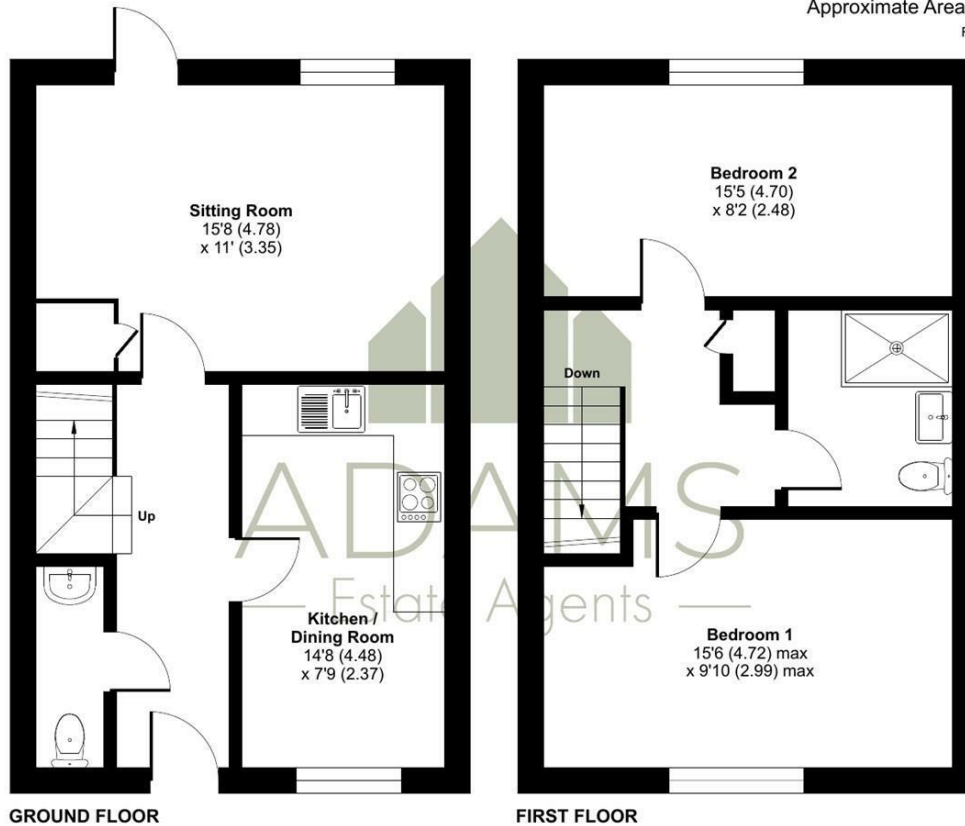




## Willow Bank Road, Alderton, GL20

Approximate Area = 822 sq ft / 76.4 sq m

For identification only - Not to scale



### TENURE

Leasehold

### LOCAL AUTHORITY

Tewkesbury Borough Council

### COUNCIL TAX BAND

B

### VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>85</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). © nrichcom 2026. Produced for Adams Estate Agents Limited. REF: 1417814



### OFFICE ADDRESS

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

### OFFICE DETAILS

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