

GUIDE PRICE

£260,000

Willow Bank Road

Alderton GL20 8NJ

THE PROPERTY

This smartly presented two-bedroom period village cottage is full of charm, featuring a recently fitted shower room upstairs and a cosy sitting room with a woodburner.

Available with no onward chain, the property includes a fitted kitchen (with pantry and Worcester combination boiler) and practical outdoor features like two brick storage outbuildings with power.

To the front of the cottage is a private and enclosed garden, complete with a small gated driveway.

Please note, the village allotments are immediately behind the cottage, so there is no rear garden.

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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.

ADDITIONAL INFORMATION

Mains gas, electricity, water and drainage are connected. Gas central heating via recently fitted combi boiler, under warranty until 2030. Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk







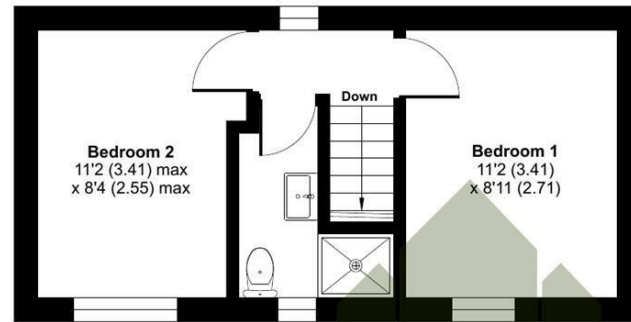
Willow Bank Road, Alderton, GL20

Approximate Area = 546 sq ft / 50.7 sq m

Outbuilding = 59 sq ft / 5.5 sq m

Total = 605 sq ft / 56.2 sq m

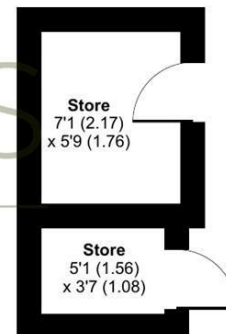
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING

TENURE

Freehold

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		89	
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			57
(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). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1375309



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