

ADAMS
Estate Agents

GUIDE PRICE
£795,000
St. Margarets Road
Alderton GL20 8NN

THE PROPERTY

Discreetly set behind a private gated driveway on a prime corner plot in the sought-after village of Alderton, this substantial, individually built in 2002 / 2003 residence enjoys sunny, mature gardens wrapping around three sides.

Approached via a gravelled driveway offering parking for several vehicles alongside an integral garage, the property opens into a welcoming entrance hall. To the front lies a dedicated, dual-aspect study complete with built-in desk and storage. The true heart of the home is the impressive farmhouse-style kitchen/dining room centred around an Aga, complemented by a large utility room/secondary kitchen with a cloakroom and direct access into the garage. Off the kitchen, a cosy family room/snug opens directly out to the garden, while a spacious sitting room provides a refined reception space with open fire.

Upstairs, the first-floor landing incorporates a charming reading nook and connects five bedrooms. The principal bedroom suite features built-in storage and a private ensuite shower room. A second generous double bedroom also benefits from its own dedicated ensuite facilities, with three further bedrooms served by a modern family bathroom.

Outside, the beautifully maintained, mature gardens surround the property on three sides, providing secluded stone terraces, manicured lawned areas, and all-day sunshine - delivering an exceptional non-estate family residence in a highly desirable village setting.

5

3

3



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 including a Ghurkha restaurant. Ideal for families, the village offers a weekly toddlers group, a preschool, and the Oak Hill Primary School (ages 5–11), alongside an active village hall and the historic 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

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

Broadband connection and Mobile coverage: Fibre to the cabinet broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.


ADAMS
Estate Agents

















St. Margarets Road, Alderton, Tewkesbury, GL20

Approximate Area = 2173 sq ft / 201.9 sq m
Garage = 207 sq ft / 19.2 sq m
Total = 2380 sq ft / 221.1 sq m
For identification only - Not to scale



ADAMS Estate Agents

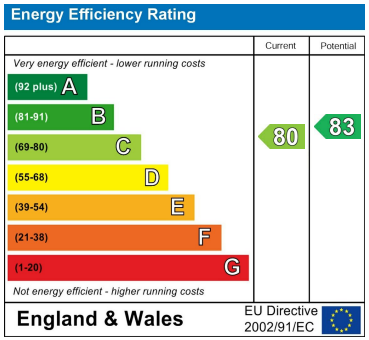
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1520707

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only



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

ADAMS
Estate Agents

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

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