

GUIDE PRICE

£260,000

Willow Bank Road

Alderton GL20 8NJ

## THE PROPERTY

\*Sold (stc) by Adams\*

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.

2



1



1



## 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

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](https://checker.ofcom.org.uk)







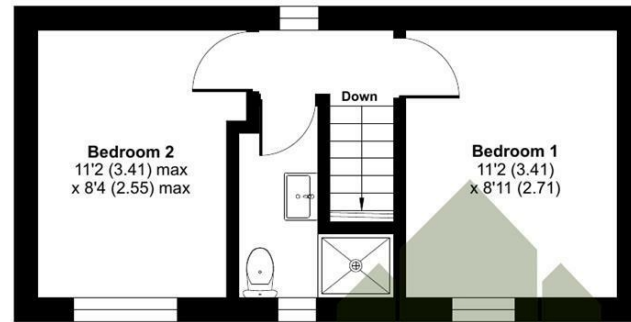
## Willow Bank Road, Alderton, GL20

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

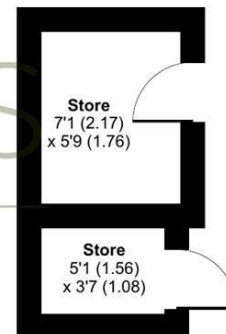
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FIRST FLOOR



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 |           |                         |
| (92 plus) <b>A</b>                          |           | <b>89</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            | <b>57</b> |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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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