



GUIDE PRICE

£535,000

St. Margarets Road

Alderton, Tewkesbury GL20 8NN



## THE PROPERTY

A superbly presented and individually built, non-estate village house on a no-through road, available with no onward chain.

Featuring exceptionally spacious and light rooms, high specification fittings, a 23ft (7m) sitting room with woodburner, a modern kitchen and separate adjoining dining room, three double bedrooms all with built-in wardrobes, a full bathroom with separate shower cubicle and a ground floor cloakroom.

There is a lovely private rear garden with a large paved terrace, various seating areas, a level lawn and views to the church and to the front is a driveway with space for several vehicles leading to a garage.

3



1



2



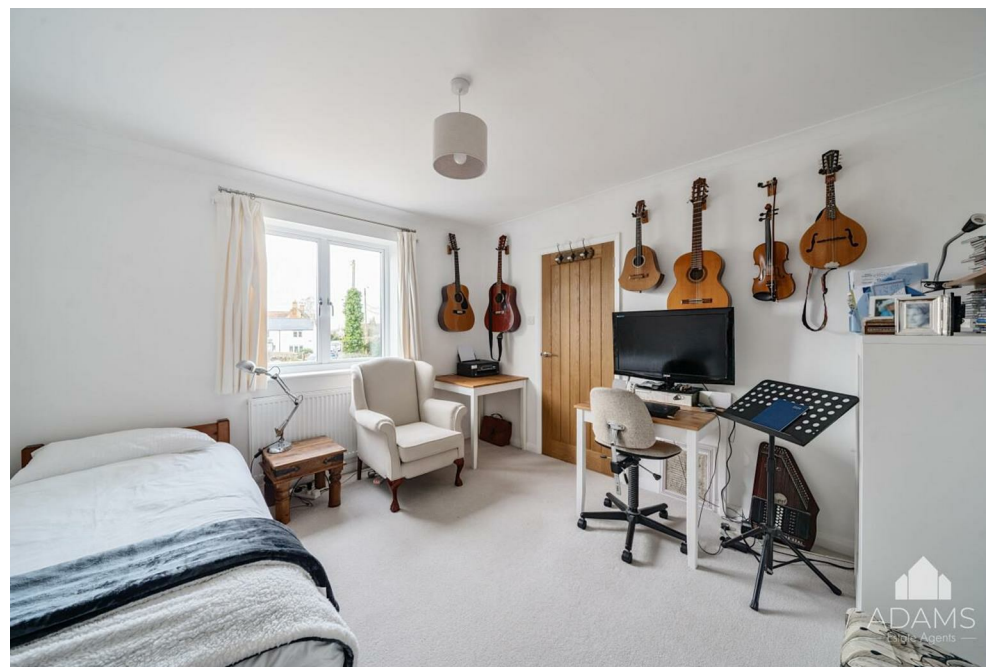
## SITUATION

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 bus route that serves the 'outstanding' Cotswold Academy (Secondary and Sixth Form) in Bourton on the Water. 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, drainage, water and electricity are connected. Gas central heating and hot water. Broadband connection and Mobile coverage: Fibre To The Cabinet Broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)









## St. Margarets Road, Alderton, Tewkesbury, GL20

Approximate Area = 1213 sq ft / 112.6 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1355 sq ft / 125.7 sq m

For identification only - Not to scale



### TENURE

Freehold

### LOCAL AUTHORITY

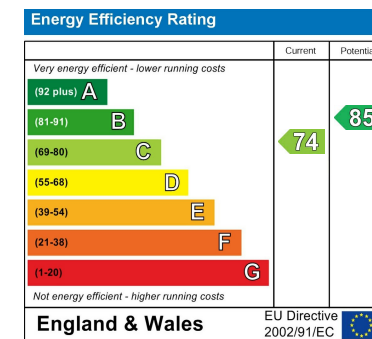
Tewkesbury Borough Council

### COUNCIL TAX BAND

F

### 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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthec.com 2024. Produced for Adams Estate Agents Limited. REF: 1220840



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