



GUIDE PRICE  
£825,000  
Beckford Road  
Alderton GL20 8NL

## THE PROPERTY

**\*Sold by Adams\*** An individually built, non-estate detached village house with superbly presented and impressively spacious accommodation. Constructed as a bespoke five double bedroom house in 2019 and offered with the balance of the New Build Warranty, the vast kitchen/dining/family room with bifolding doors to the south-facing garden really has to be seen to be appreciated. The ground floor also features a separate sitting room/snug, a utility room, a welcoming entrance hall and a cloakroom. On the first floor there are three double bedrooms and two bathrooms; the principal bedroom has an ensuite bathroom with roll-top bath and dressing room (which was previously part of bedroom 5, the other part is now an office and would be straightforward to reinstate if required). On the second floor is a further double bedroom with built-in wardrobes and an ensuite shower room. The gated driveway to the front has space for multiple vehicles and leads to the garage. The sunny south-facing and private rear garden has a generous level lawn and a paved terrace for seating and dining.

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## ADDITIONAL INFORMATION

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

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)

## 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.









Denotes restricted  
head height

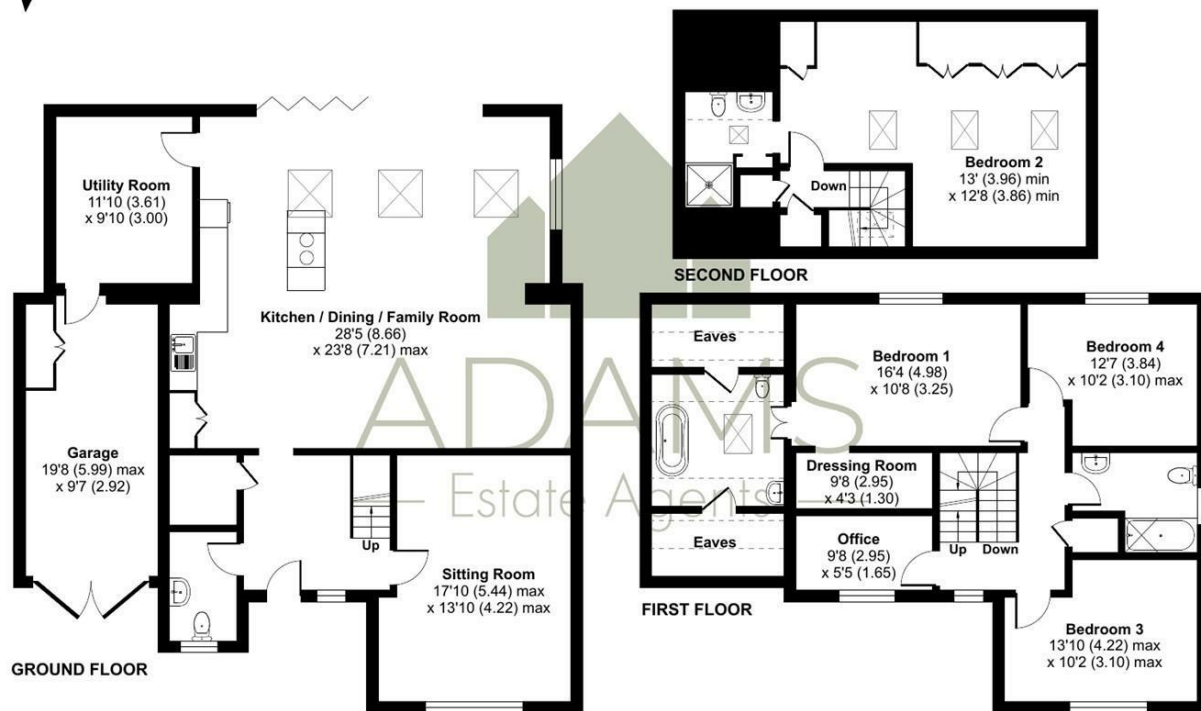
## Beckford Road, Alderton, Tewkesbury, GL20

Approximate Area = 2577 sq ft / 239.4 sq m (includes garage)

Limited Use Area(s) = 192 sq ft / 17.8 sq m

Total = 2769 sq ft / 257.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Adams Estate Agents Limited. REF: 1183006

### TENURE

Freehold

### LOCAL AUTHORITY

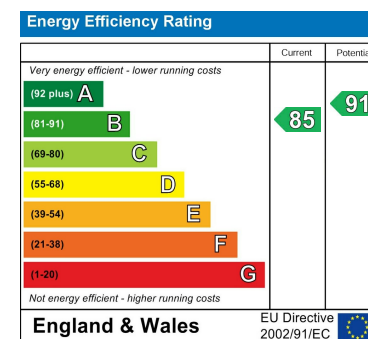
Tewkesbury Borough Council

### COUNCIL TAX BAND

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### 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



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