



GUIDE PRICE  
£379,950  
Fletcher Close  
Alderton GL20 8PA



## THE PROPERTY

*\*Sold (stc) by Adams\** An immaculately presented and deceptively spacious three bedroom two bath/shower rooms end terrace house built by Cala Homes in 2017 with a superb larger than average garden. Features include driveway parking and a garage that could be converted to provide additional living space if required (subject to consents), a lovely light sitting room with French windows to the garden, a high-specification kitchen/dining room with integrated appliances, a ground floor cloakroom, a principal bedroom with en suite shower room, two further bedrooms and a family bathroom. Available with the balance of the NHBC warranty, situated on a no-through road and within easy reach of the beautiful surrounding countryside and the local village pub, post office shop, school and church.

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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.

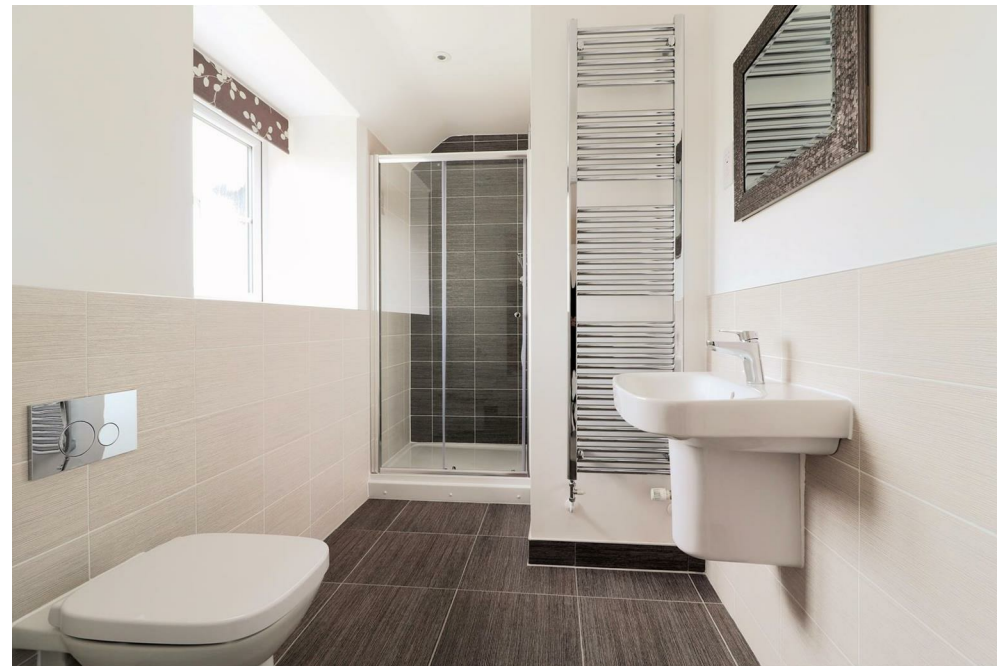
## ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating via combi boiler. Broadband connection and Mobile coverage: Fibre to the property broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](http://checker.ofcom.org.uk) A service charge of £303 per year is payable to Remus Management Ltd. in respect of the communal areas.

















GROUND FLOOR



FIRST FLOOR

Dotted lines denote reduced head height or structure above and approximate position of 1800mm ceiling height. Solid lines denote full ceiling height. Please consult your Sales Advisor for further details.

GROUND FLOOR	M	FT
Kitchen	3.89m x 2.36m	12'8" x 7'8"
Sitting Room	4.73m x 3.85m	15'6" x 12'7"
Garage	5.97m x 3.05m	19'7" x 10'1"

FIRST FLOOR	M	FT
Master Bedroom	4.03m x 3.87m	13'2" x 12'8"
Bedroom 2	3.86m x 3.00m	12'7" x 9'10"
Bedroom 3	2.76m x 2.62m	9'0" x 8'6"

## TENURE

Freehold

## LOCAL AUTHORITY

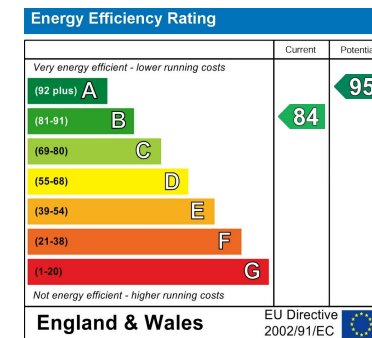
Tewkesbury Borough Council

## 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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### OFFICE ADDRESS

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

### OFFICE DETAILS

01242 603601  
[sales@adamsestateagents.com](mailto:sales@adamsestateagents.com)  
[www.adamsestateagents.com](http://www.adamsestateagents.com)