



GUIDE PRICE
£550,000
Beckford Road
Alderton GL20 8NL

THE PROPERTY

A superbly appointed, much improved and highly energy efficient (EPC:A) detached four bedroom village house with two bath/shower rooms, a double garage and a south-west facing garden.

This 2015-built Charles Church home is situated on the front of the development with views over the fields to Dumbleton Hill. The property itself features the balance of the NHBC warranty, roof-integrated solar PV panels, a refitted kitchen with integrated appliances and French windows to the garden, a ground floor office/family room, a 21ft. (6.5m) sitting room and a cloakroom.

The first floor comprises a principal bedroom with built-in wardrobes and an en suite shower room, three further bedrooms served by a family bathroom and there are lovely far-reaching views to the hills.

4



2



3



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.

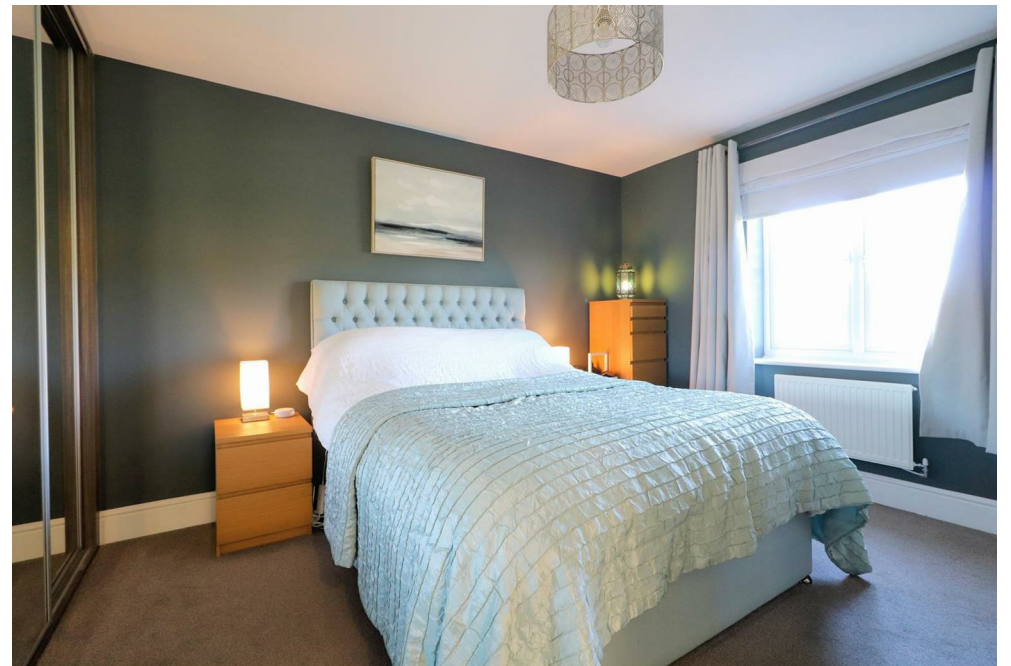
ADDITIONAL INFORMATION

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

There is a service charge of approx. £364 per year, payable to First Port Property Services. This goes towards a reserve fund and funds for communal area general maintenance, grounds maintenance and landscaping, plant and machinery, accounts preparation, audit/accounts certification fee, insurance, utilities, management fees and company secretarial fees.

Broadband connection and Mobile coverage: Fibre To The Property Broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk







Approximate Gross Internal Area
135.04 sq. metres (1454 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
F

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 98 | 98 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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



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