

GUIDE PRICE
£715,000
Franklin Road
Alderton GL20 8FE

THE PROPERTY

A substantial and beautifully designed detached four bedroom, three bath/shower room house on the edge of this select 2016 development in the village of Alderton. Features of the property include the balance of the NHBC warranty, a larger than average garden, a double garage and ample off road parking.

The house has a superb layout and comprises a welcoming entrance hall, a study/office and a dining room with bay windows, a spacious sitting room with glazed doors to the garden, a cloakroom, a utility room and an excellent kitchen with adjoining dining area.

On the first floor is a dual aspect principal bedroom with dressing area and ensuite, there is a guest bedroom with ensuite and there are two further bedrooms served by a family bathroom.

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ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating via Hive system. EV charging point.

There is a service charge of approx. £474.39 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

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.

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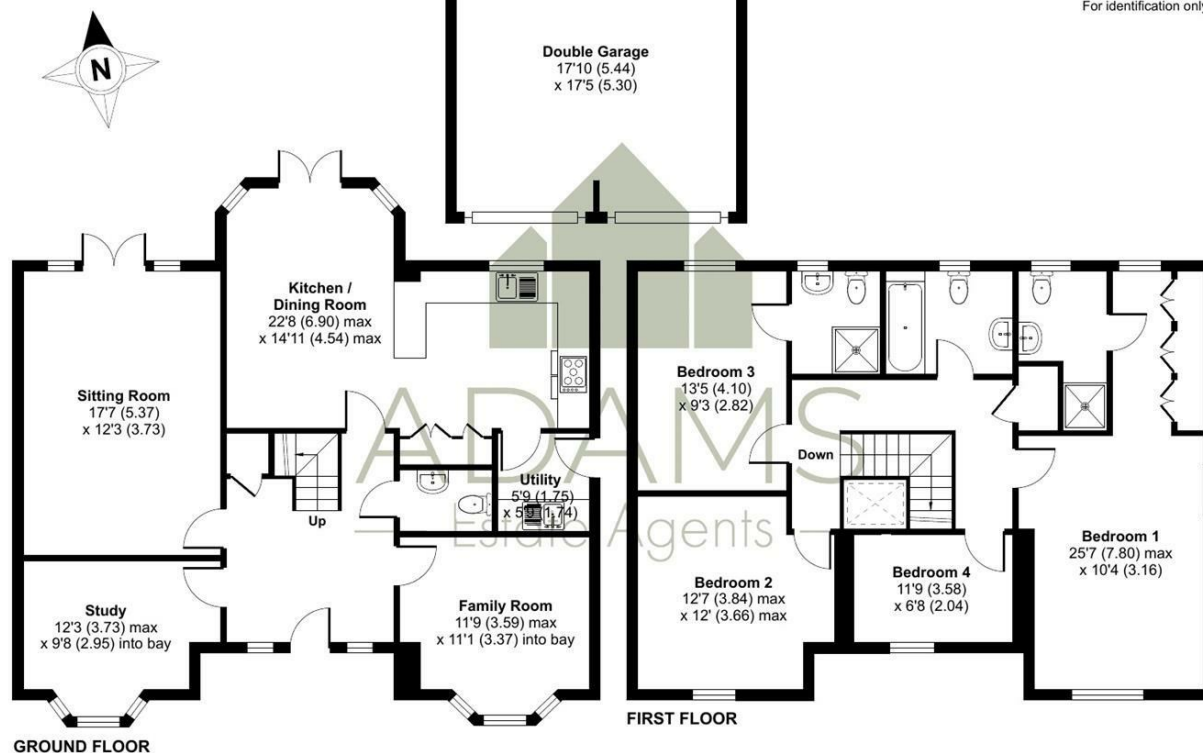
Franklin Road, Alderton, Tewkesbury, GL20

Approximate Area = 1807 sq ft / 167.8 sq m

Garage = 310 sq ft / 28.7 sq m

Total = 2117 sq ft / 196.5 sq m

For identification only - Not to scale



TENURE

Freehold

LOCAL AUTHORITY

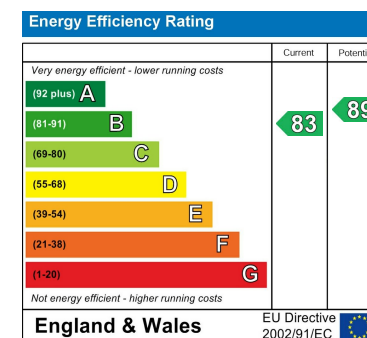
Tewkesbury Borough Council

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

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: 1270889



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