



GUIDE PRICE
£699,950

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.

4



3



4



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

Set at the foot of Alderton Hill on the edge of the Cotswolds and just 4 miles north-west of Winchcombe, Alderton is a quintessential English village offering a perfect blend of rural charm and modern convenience. This vibrant community is ideal for families and commuters, located just 7 miles from Tewkesbury and Bishops Cleeve and 10 miles from Cheltenham.

At the heart of the village lies the essential Alderton Village Store and Post Office, alongside The Gardeners Arms, a celebrated 16th-century thatched pub renowned for its local ales and dining. Families benefit from the weekly toddlers group and preschool, the age 5-11 Oak Hill C of E Primary School, and there is an active village hall and the church of St Margaret of Antioch.

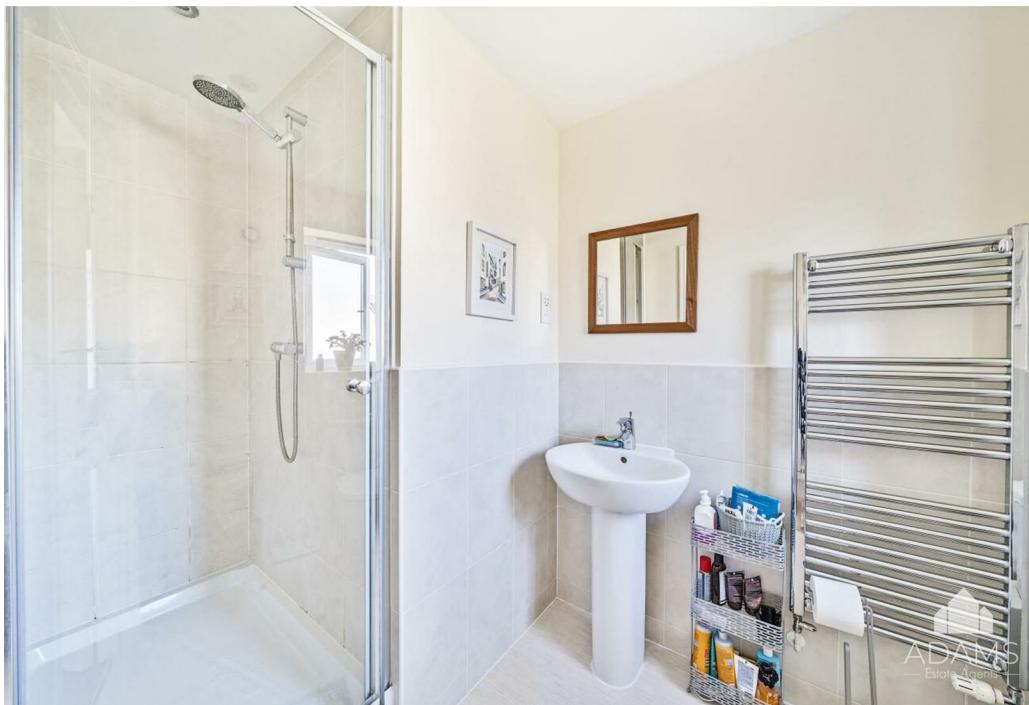
Outdoor enthusiasts have direct access to the Winchcombe Way for scenic hiking across the Area of Outstanding Natural Beauty. With a friendly, engaged community and high-speed broadband availability, Alderton offers a premium lifestyle for those seeking a tranquil yet connected edge of Cotswolds retreat.



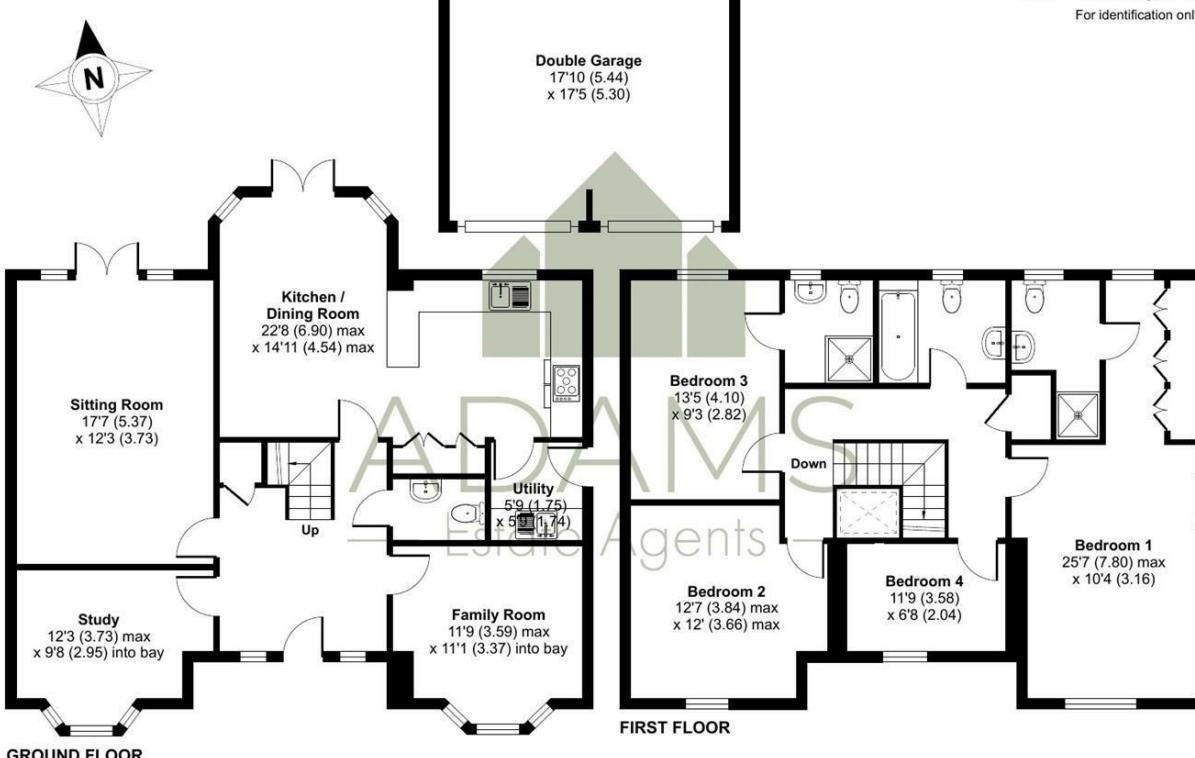
ADAMS
Estate Agents







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

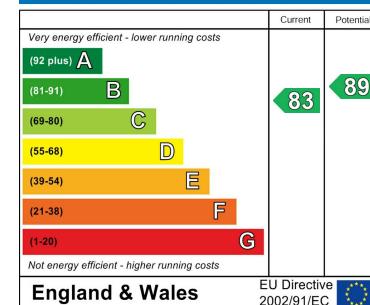
COUNCIL TAX BAND

F

VIEWINGS

By prior appointment only

Energy Efficiency Rating



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). © nchecom 2025. Produced for Adams Estate Agents Limited. REF: 1270889