

£609,995  
Willow Bank Road  
Alderton Tewkesbury GL20 8NJ



## THE PROPERTY

Up to 5% Deposit Paid on Selected Plots

The Sibson is a beautifully designed four-bedroom detached home offering exceptional modern living. The ground floor features a bright lounge with bi-fold doors opening onto the private rear garden, a separate utility room, and an open-plan kitchen with premium Symphony units, a Bosch double oven, hob, and integrated NEFF extraction hood, dishwasher, and fridge/freezer.

The spacious bedrooms include a main suite with USB sockets and a slimline TV point. Bathrooms are finished with high-quality Roca sanitaryware, Bristan thermostatic showers, heated towel radiators, and elegant Porcelanosa tiling. Externally, the property benefits from a garage, two parking spaces, an EV charger, and solar panels, all covered by a 10-year NHBC warranty.

Owl Homes is a premier Midlands-based developer known for blending traditional craftsmanship with modern living. Rated 5-stars for customer satisfaction and holding multiple NHBC awards for site management, they are dedicated to creating sustainable, characterful communities that homeowners are proud to call home.

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2



## SITUATION

The Village of Alderton Situated in the picturesque village of Alderton, this development offers the perfect blend of rural tranquillity and connectivity. Surrounded by rolling countryside on the edge of the Cotswolds, Alderton boasts a thriving community with essential amenities including a village shop, a primary school, and the popular Gardeners Arms pub. While offering a peaceful retreat, the village is conveniently located just a short drive from the historic town of Winchcombe and provides excellent links to Cheltenham and Tewkesbury.

## PLEASE NOTE

Photos are for guidance only as example of finish and layouts and specification may vary.

Annual Management Charge: £297











# TO SUIT YOU

## HOMES

ITS 16, 17, 18

## HOMES

ITS 37, 38, 39, 43, 44, 45, 46

YTS 32, 41

YTS 33, 34, 40, 47

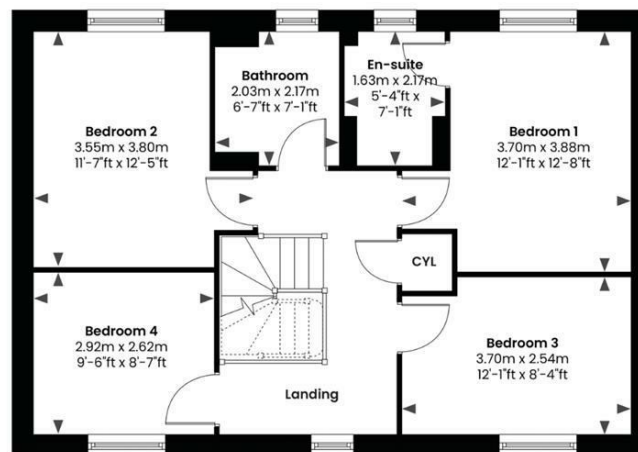
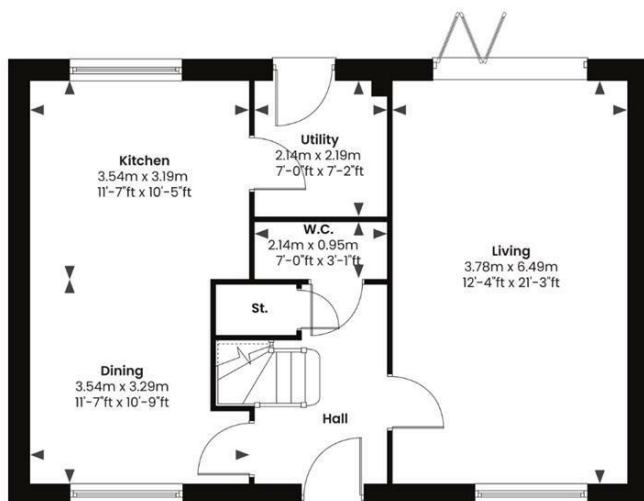
ITS 3, 4, 5, 11, 12, 30, 31, 42, 48

YTS 1, 2, 35, 36



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Computer ger  
The location of affordable home





## TENURE

Freehold

## LOCAL AUTHORITY

## COUNCIL TAX BAND

## VIEWINGS

By prior appointment only

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



## OFFICE ADDRESS

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## OFFICE DETAILS

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