



ALDER HOUSE

Winchcombe, GL54



ALDER HOUSE

Neighbouring the Sudeley Estate, a characterful detached home on one of Winchcombe's most desirable lanes.



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Local Authority: Tewkesbury Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,150,000



ELEGANT DETACHED FAMILY HOME

Located in a peaceful private location in the heart of the town, Alder House is a distinguished detached residence that combines the elegance of traditional Cotswold architecture with the practicality of a modern family home. Constructed in natural stone with handsome elevations, the property has a commanding presence on Silk Mill Lane and enjoys an excellent balance of internal space, private gardens, parking and outbuildings.

The ground floor is arranged to provide light-filled, versatile living. A welcoming entrance hall leads to a spacious sitting room with dual-aspect views and access to the garden. The kitchen, designed as the heart of the home, offers an impressive open-plan layout with ample space for dining and entertaining, also with direct access to the garden. A separate utility room and cloakroom add practicality, while a further







SPACIOUS BEDROOMS WITH SCENIC VIEWS

On the first floor, arranged around a large galleried landing, there are four bedrooms and two bathrooms. Located at the rear of the house enjoying views over the garden, the River Isbourne and farmland beyond, the principal bedroom is an excellent size and has an en-suite shower room that also looks out over the garden. Three further bedrooms and another shower room complete the accommodation.

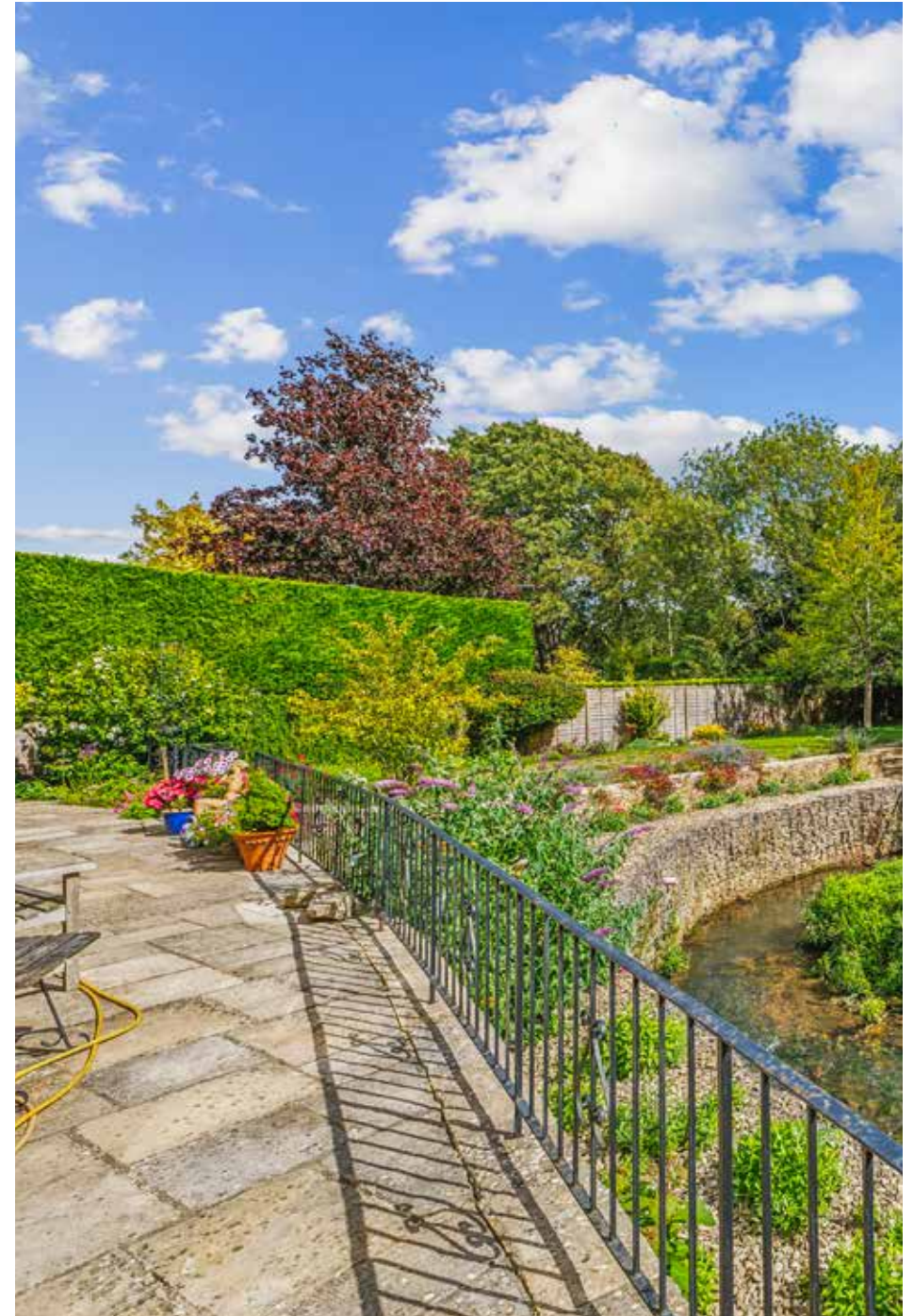




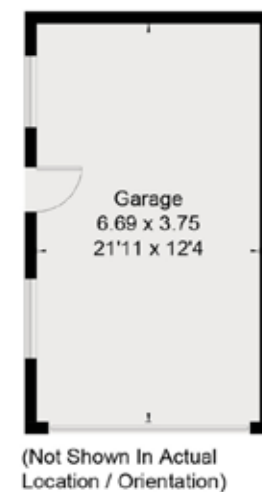
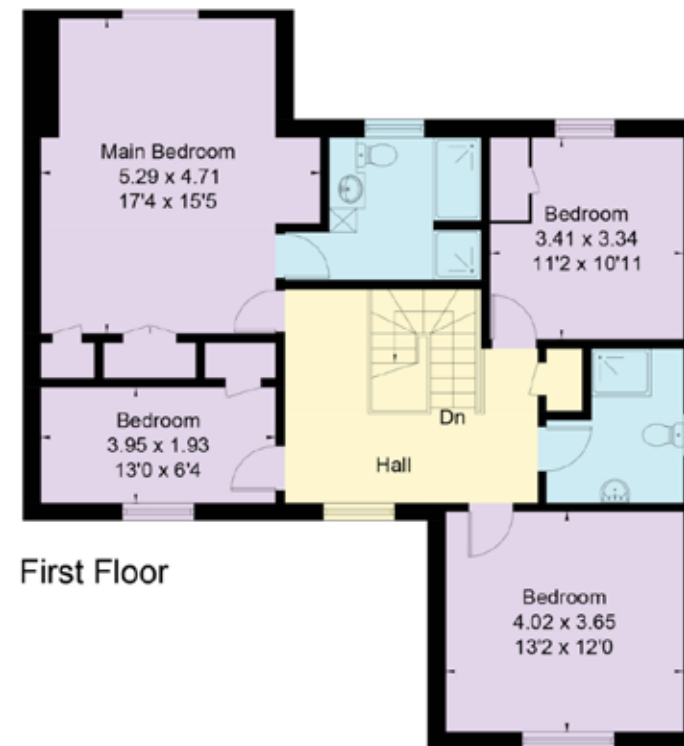


TRANQUIL RIVERSIDE RETREAT WITH ENTERTAINING SPACE

Set behind a tall stone wall, the property is gated from the lane with ample parking on the driveway and a detached garage. Along the rear of the house, a large expanse of level terrace makes a great entertaining area with steps that lead down to the bank of the River Isbourne. To create the lower garden terrace, the bank has been built up and reinforced with gabion baskets which also restrict longer term erosion. A stunning everchanging feature, the River Isbourne forms the boundary to the garden. Set under the mature treeline on the other side of the river, the river makes a wonderful backdrop to the pretty gardens, a private haven, with lawns, terraces and planting that provide a wonderful aspect through the seasons. The garden offers plenty of scope for entertaining, relaxation, and family activities, all backing onto the Sudeley Castle Estate, land that makes up part of the Area of Outstanding Natural Beauty.







Including Garage
Approximate Gross Internal Area = 230.2 sq m / 2478 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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