



**School Road, Alderton, GL20 8NP**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

This beautifully renovated two-bedroom cottage is situated in the highly regarded village of Alderton. Offering charm and practicality, the property combines modernised interiors with a traditional layout, making it ideal for a range of buyers seeking countryside living with contemporary comfort.

The ground floor features a spacious lounge/diner with fireplace, leading through to a well-appointed kitchen with access to the rear garden.

Upstairs, there are two good-sized bedrooms and a useful dressing area/study, along with a stylish bathroom.

Outside, the property enjoys a lawned garden with a patio area and a summer house, perfect for relaxing or entertaining. There is private parking to the left-hand side of the property. All set in a desirable village location with great access to amenities and countryside walks.







## Key Features

- RENOVATED TWO BEDROOM COTTAGE
- SOUGHT-AFTER VILLAGE LOCATION
- SPACIOUS LOUNGE/DINER WITH FIREPLACE
- MODERNISED KITCHEN WITH GARDEN ACCESS
- TWO WELL-PROPORTIONED BEDROOMS
- ADDITIONAL DRESSING AREA OR STUDY
- LAWNED GARDEN WITH PATIO & SUMMER HOUSE
- OFF-ROAD PARKING TO THE SIDE
- COMBINES CHARACTER WITH MODERN FINISH
- EPC RATING = C

**Guide Price**  
**£345,000**



### Alderton

Nestled in the picturesque village of Alderton, this charming location sits just four miles northwest of Winchcombe, seven miles from both Bishops Cleeve and Tewkesbury, and around ten miles from Cheltenham. Alderton offers a welcoming community with convenient amenities including a village shop and post office, the popular Gardeners Arms pub, and the historic church of St Margaret of Antioch. Families are well served by Oak Hill Primary School, and there are additional facilities such as a weekly toddler group, a local preschool, community allotments, and a variety of events hosted at the village hall.

Positioned between the rolling Cotswold Hills and the fertile Vale of Evesham, Alderton features a delightful blend of architectural styles—from traditional stone cottages and red brick homes to characterful thatched dwellings.

### Additional Information

Tenure: Freehold

Local Authority: Tewkesbury Borough Council

Council Tax Band: Band D

EPC Rating: C

### Please Note – Flood History & Remedial Works

This property experienced ground floor flooding in 2024 due to a blocked culvert and high water flow. Full restoration was completed in June 2025 under an insurance claim.

Since then, Gloucestershire Highways have cleared the culverts, with CCTV inspections confirming they are in good condition. Local landowners have been advised to maintain surrounding ditches to ensure water flow, and works are underway to improve soil and drainage on neighbouring land. A wider natural flood management plan is also being developed by local authorities and is due to begin shortly.

Further details and Parish Council updates are available on request.

### Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.









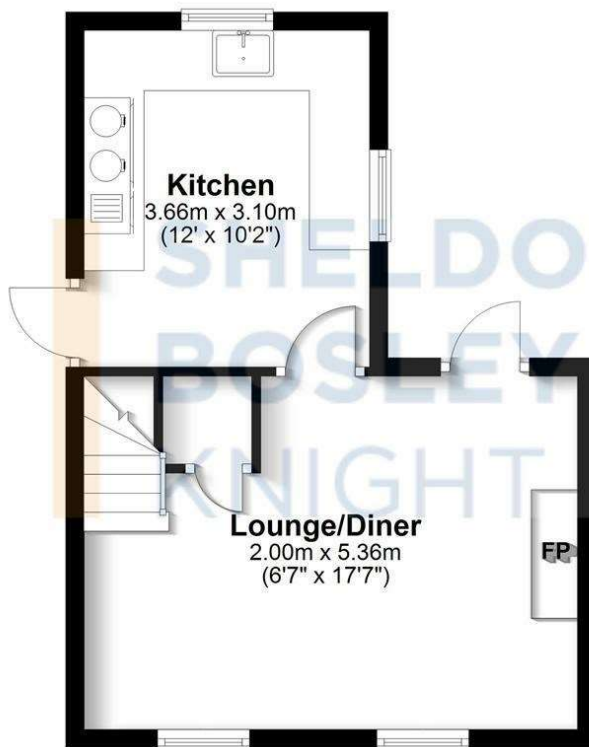




# Floorplan

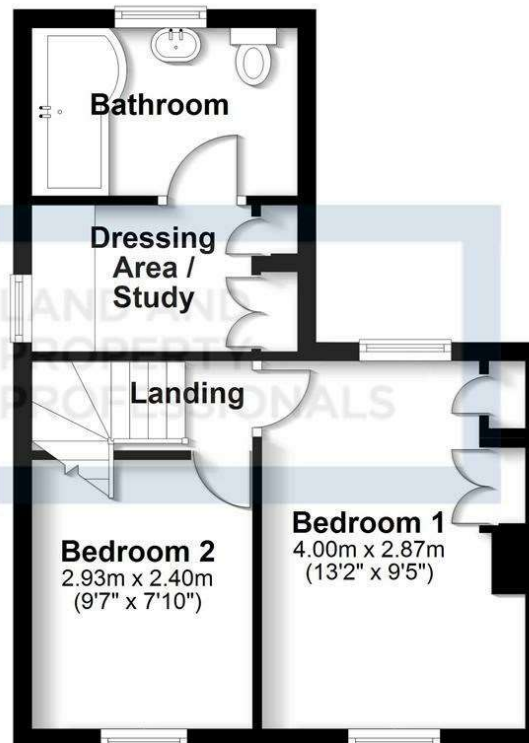
## Ground Floor

Approx. 32.2 sq. metres (347.0 sq. feet)



## First Floor

Approx. 31.9 sq. metres (343.5 sq. feet)



Total area: approx. 64.2 sq. metres (690.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority  
Tewkesbury Borough Council

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