



Ellenor Drive, Alderton, GL20 8NZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Situated in the desirable village of Alderton, this well-presented four-bedroom detached family home offers spacious and flexible accommodation. The property enjoys a peaceful setting within easy reach of local amenities, the village school, and surrounding countryside walks.

The ground floor features a welcoming hallway leading to a light and comfortable living room, a separate dining room, and a well-appointed kitchen with adjoining utility room and access to the garden. Two double bedrooms and a family bathroom complete the ground floor layout.

Upstairs, there are two further bedrooms and an additional shower room.

Outside, the property benefits from parking to the front and side, as well as a single garage for storage or workshop space. The gardens wrap around the property to the front, side, and rear, mainly laid to lawn, with plenty of scope for landscaping or outdoor entertaining.

This is a fantastic opportunity to acquire a flexible and well-located family home in one of the area's most sought-after villages.





Key Features

- DETACHED FOUR BEDROOM FAMILY HOME
- POPULAR VILLAGE LOCATION OF ALDERTON
- FLEXIBLE ACCOMMODATION OVER TWO FLOORS
- LIVING ROOM AND SEPARATE DINING ROOM
- KITCHEN WITH UTILITY ROOM
- TWO BATHROOMS
- GARDENS TO FRONT, SIDE AND REAR
- DRIVEWAY PARKING AND SINGLE GARAGE
- CLOSE TO LOCAL AMENITIES AND SCHOOL
- EPC RATING = AWAITING

**Guide Price
£420,000**

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 E

EPC Rating: AWAITING

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.



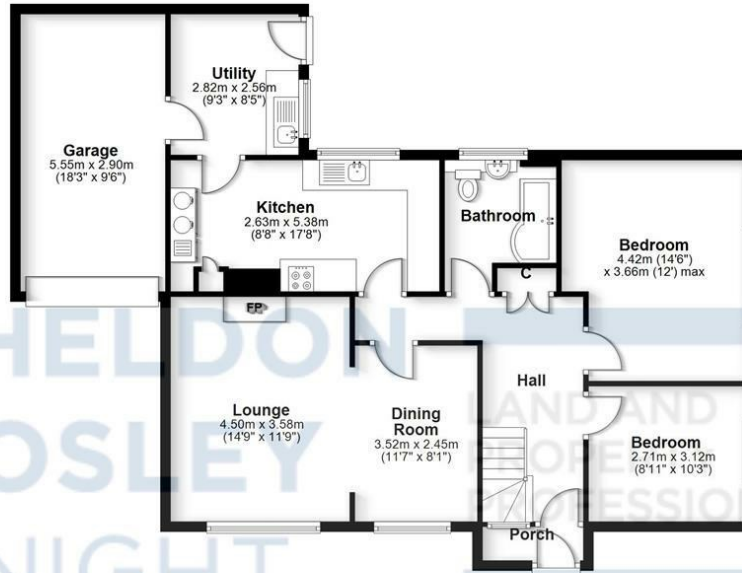




Floorplan

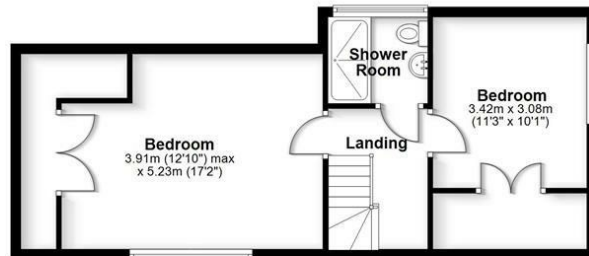
Ground Floor

Approx. 108.7 sq. metres (1169.5 sq. feet)



First Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



Total area: approx. 156.7 sq. metres (1686.6 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 -

Tenure - Freehold

Council Tax Band - E

Local Authority
Tewkesbury Borough Council

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee