

GUIDE PRICE

£265,000

Willow Bank Road

Alderton GL20 8NJ



## THE PROPERTY

\*Sold (stc) by Adams\*

A Discount Market Value Scheme (qualifying criteria below) three bedroom semi-detached house, built by Cala homes in 2016 and offered with the balance of the NHBC warranty.

This beautifully presented and superbly designed leasehold property is exclusively available to those with a local area connection and is subject to application and qualifying criteria (see below).

You will own 100% of the property but it is offered at 70% of market value and you would have to re-sell it at 70% market value.

Featuring a sunny south-east facing rear garden, two allocated parking spaces, a contemporary kitchen/dining room with integrated appliances, a sitting room with glazed doors to the garden, a cloakroom, three bedrooms and a bathroom.

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### SITUATION

The charming village of Alderton lies 4 miles to the north-west of Winchcombe, 7 miles from Bishops Cleeve and Tewkesbury and 10 miles from Cheltenham. There is a village post office and shop, the Gardeners Arms pub, the church of St Margaret of Antioch and Oak Hill Church of England Primary School for ages 5 to 11. There is a weekly toddlers group and a preschool. Lying on the edge of the Cotswold Hills and the Vale of Evesham, the village contains a pleasant mix of both stone and red brick properties as well as earlier wattle and daub thatched houses.

### ADDITIONAL INFORMATION

Applicants must have a connection to the Tewkesbury Borough area which may be one or more of the following:

- you have lived in the area for the last six months or more
- you have previously lived in the area for three out of the last five years
- you have permanent (not seasonal or temporary) employment in the area
- you have family members (parents, siblings or children) who have lived in the area for the last five years
- see armed forces below

Armed Forces local connection

If you are currently serving, served within the immediate preceding five years; are a bereaved spouse or civil partner who has recently or will cease to be entitled to Ministry of Defence accommodation following the death of their service spouse and the death was wholly or partly attributable to their service; existing or former members of the reserve forces who are suffering from a serious injury, illness or disability which is wholly or partly attributable to their service – you will be awarded a Local Connection to the District of your choice within the Partnership Area

Mains gas, drainage, water and electricity are connected. Gas central heating and hot water via combi boiler.

Leasehold: 999 years from 1st January 2016. There is a service charge of approx. £663.39 (for 2025) per year and a ground rent of approx. 195 per year, payable to Remus Property Management. The service charge goes towards maintenance of the communal areas and the pumping station.

Broadband and Mobile coverage: Fibre To The Property Broadband is available to be connected. Mobile signal available - see: [checker.ofcom.org.uk](https://checker.ofcom.org.uk)









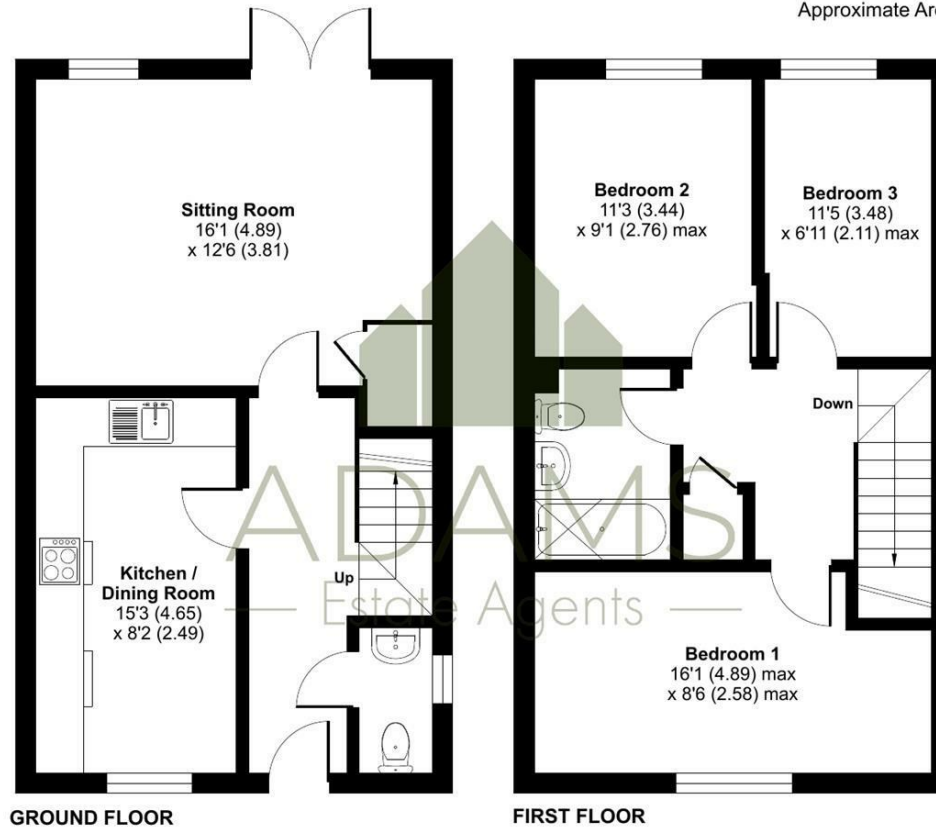




## Willow Bank Road, Alderton, Tewkesbury, GL20

Approximate Area = 910 sq ft / 84.5 sq m

For identification only - Not to scale



### TENURE

Leasehold

### LOCAL AUTHORITY

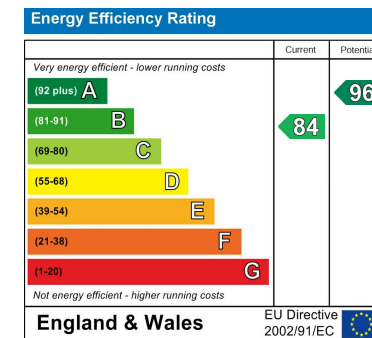
Tewkesbury Borough Council

### COUNCIL TAX BAND

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### VIEWINGS

By prior appointment only



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). © nichecom 2025. Produced for Adams Estate Agents Limited. REF: 1326762



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