

ADAMS
Estate Agents

GUIDE PRICE
£650,000
Franklin Road
Alderton Tewkesbury GL20 8FE

ADAMS
Estate Agents

THE PROPERTY

Occupying a prominent corner plot, this smart, 2016-built Charles Church home offers a spacious and balanced layout on the edge of Alderton. Positioned within easy walking distance of the village shop, pub, and primary school, the property is offered with no onward chain.

The ground floor flow is excellent; a central hallway leads to a dual-aspect sitting room with garden access, a separate bay-fronted office, a cloakroom, and an impressive open-plan kitchen and dining room complemented by a separate utility. Upstairs, the four bedrooms are well-proportioned, served by three bathrooms. The principal suite is a particular highlight, featuring a dedicated dressing area with built-in wardrobes and an ensuite.

Outside, a substantial block-paved driveway provides parking for several vehicles leading to a double garage. The walled rear garden has been intelligently landscaped for ease of use and low maintenance, featuring paved terraces, decked seating areas, and a contemporary pond—perfect for effortless outdoor living in a beautiful village setting.

4

3

3



SITUATION

Set at the foot of Alderton Hill on the edge of the Cotswolds and just 4 miles north-west of Winchcombe, Alderton is a quintessential English village offering a perfect blend of rural charm and modern convenience. This vibrant community is ideal for families and commuters, located just 7 miles from Tewkesbury and Bishops Cleeve and 10 miles from Cheltenham.

At the heart of the village lies the essential Alderton Village Store and Post Office, alongside The Gardeners Arms, a celebrated 16th-century thatched pub including a Ghurkha restaurant. Ideal for families, the village offers a weekly toddlers group, a preschool, and the Oak Hill Primary School (ages 5–11), alongside an active village hall and the historic church of St Margaret of Antioch.

Outdoor enthusiasts have direct access to the Winchcombe Way for scenic hiking across the Area of Outstanding Natural Beauty. With a friendly, engaged community and high-speed broadband availability, Alderton offers a premium lifestyle for those seeking a tranquil yet connected edge of Cotswolds retreat.

ADDITIONAL INFORMATION

Mains gas, drainage, water and electricity are connected. Gas central heating.

There is a service charge of approx. £474.39 per year, payable to First Port Property Services. This goes towards a reserve fund and funds for communal area general maintenance, grounds maintenance and landscaping, plant and machinery, accounts preparation, audit/accounts certification fee, insurance, utilities, management fees and company secretarial fees.

Broadband connection and Mobile coverage: Fibre To The Property Broadband is available to be connected. Mobile signal available - see: checker.ofcom.org.uk

Adams Estate Agents may receive a referral fee if you choose to use our recommended property service providers. Full written details are provided before you appoint any service.


ADAMS
Estate Agents











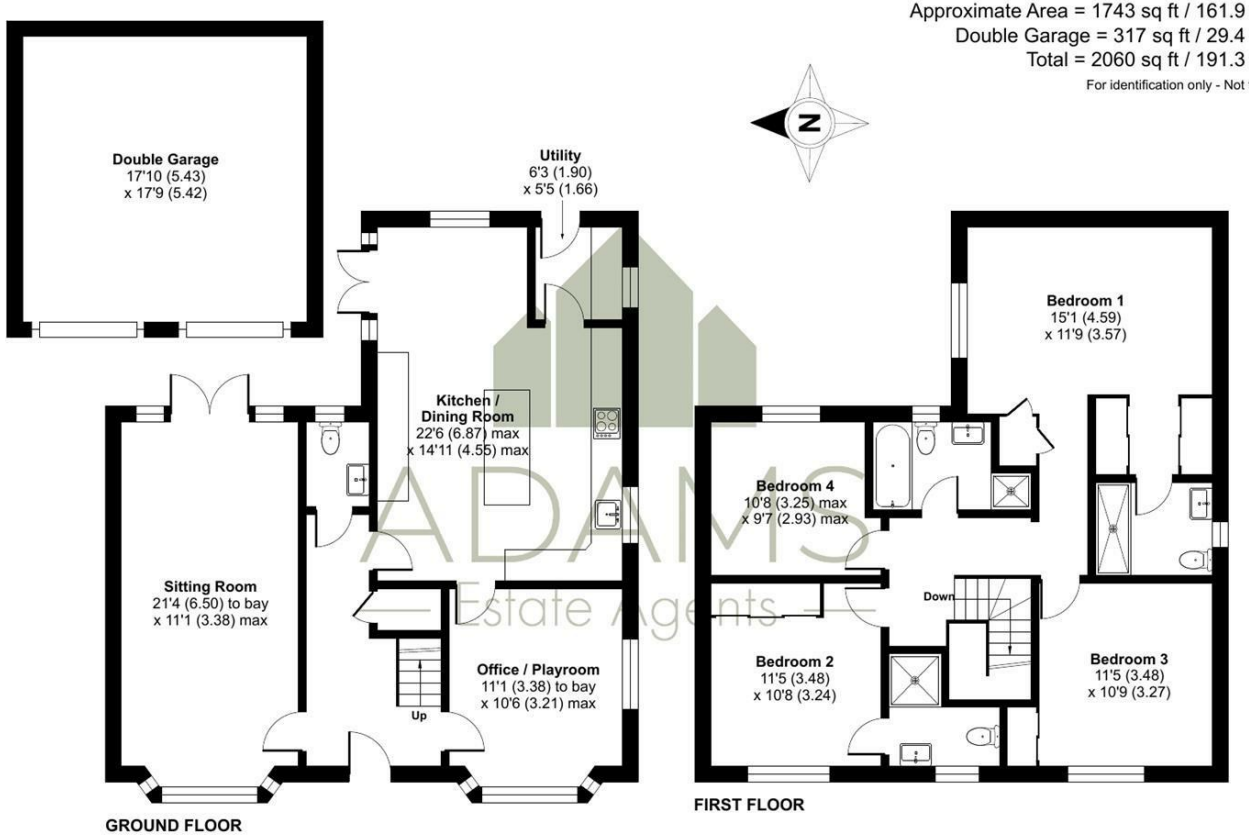






Franklin Road, Alderton, GL20

Approximate Area = 1743 sq ft / 161.9 sq m
Double Garage = 317 sq ft / 29.4 sq m
Total = 2060 sq ft / 191.3 sq m
For identification only - Not to scale



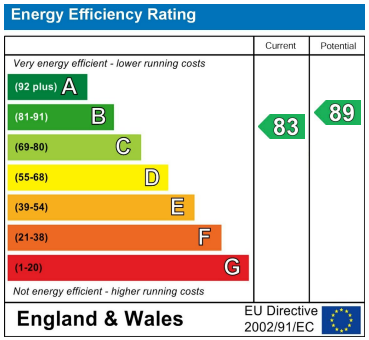
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Adams Estate Agents Limited. REF: 1395109

TENURE
Freehold

LOCAL AUTHORITY
Tewkesbury Borough Council

COUNCIL TAX BAND
F

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

ADAMS
Estate Agents

OFFICE ADDRESS
Hereford House, 20 North Street, Winchcombe, Cheltenham, Gloucestershire, GL54 5PS

OFFICE DETAILS
01242 603601
sales@adamsestateagents.com
www.adamsestateagents.com