



2 WILLOW BANK ROAD

Alderton, GL20 8NJ



A SUBSTANTIAL AND CHARMING GRADE II LISTED HOME IN THE HEART OF A POPULAR



Local Authority: Tewkesbury Borough Council

Council Tax Band: G

Tenure: Freehold

Guide Price: £850,000



WILLOW COTTAGE

Willow Cottage is a very attractive 17th Century thatched cottage situated in the middle of the village.

The property is a much loved family home and having been in the same ownership since 1996. There is no onward chain.

Extending to 2,647 square feet, the cottage is very tall and imposing with excellent internal proportions and uncharacteristically high beamed ceilings throughout.







LIVING AND ACCOMMODATION

The cottage briefly comprises a lovely kitchen that revolves around an island and focuses on an Aga, a breakfast room, a large practical utility, a triple aspect dining room and the sitting room. Period features such as exposed beams and fireplaces are prevalent throughout.

Almost every room has a dual aspect and being south facing with large windows and French doors, the accommodation is naturally very light. There are two staircases to the first floor making the versatile arrangement of bedrooms and bathrooms work for a variety of scenarios.

The property sits on the edge of its plot overlooking a pretty south facing garden which is enclosed from the lane and offers a number of secluded seating areas. There is gated off road parking for 2-3 vehicles to park in tandem on the drive as well as plenty of on street parking on the doorstep.







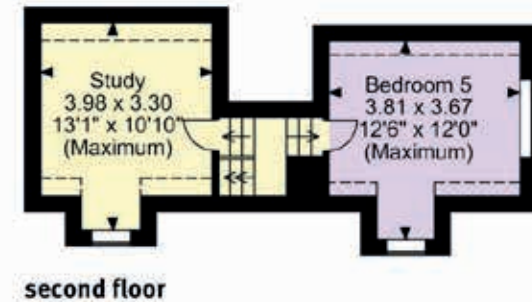
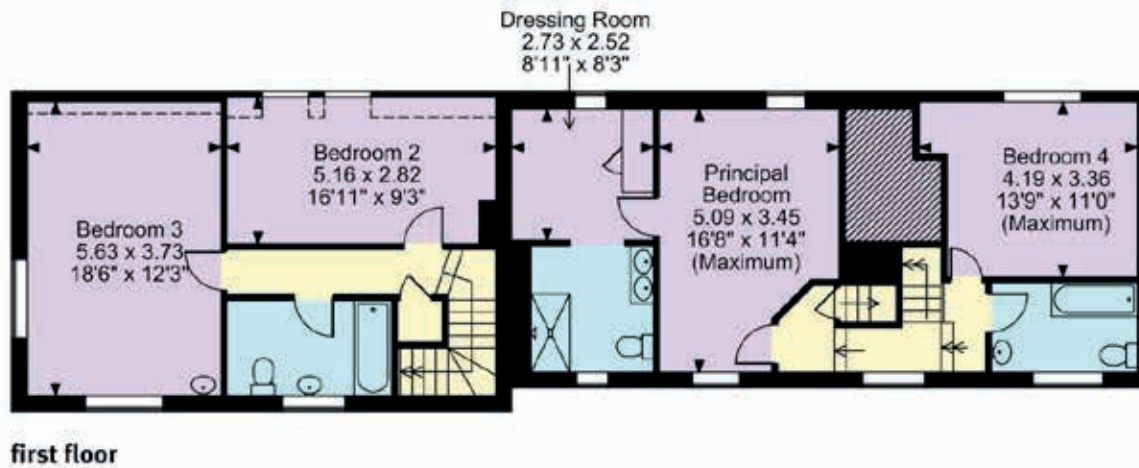
LOCATION AND SERVICES

Set under the backdrop of Dumbleton Hill on the edge of the Cotswold Area of Outstanding Beauty, the village of Alderton is a popular village complete with a range of local amenities. Surrounded by rolling farmland and within a short drive of Winchcombe, Broadway and Cheltenham, the village boasts a Post Office and shop, the Gardeners Arms pub, the church of St Margaret of Antioch and the village hall. Alderton Oakhill Primary now takes children from 4-11 years. There is also the Acorns Pre-School in the Village Hall. Secondary school buses pick up and drop off in the village.

All mains services are connected. The property is historically Grade II listed and the entire thatch was replaced in 2022.







(Including the Potting Shed)
Approximate Gross Internal Area = 255 sq m / 2741 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)



Tom Banwell

01242 246951

tom.banwell@knightfrank.com

Knight Frank West Gloucestershire

123 Promenade

Cheltenham, GL50 1NW

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2025. Photographs and videos dated March 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

